

BIDDENHAM/GREAT DENHAM PARISH

Site number - 031

Site name – land to the south of Church End/Manor Rd

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	Not allocated for development	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	The preservation of this open space is vital to maintaining the character and identity of this historic part of old Biddenham. It serves an essential function by acting as a buffer between Church End and the nearby Great Denham properties.	The site only has a physical connection being located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 1.4ha
Demonstrably special:	The field is known locally as the old cricket pitch and was used as such until the late 1980's. It also contains a functioning agricultural pond; one of only two remaining in Biddenham. Volunteers are keen to bring the pond back into use.	
<ul style="list-style-type: none"> Beauty 	This is an attractive water feature within 30 metres of the centre of the village, although currently obscured by scrub overgrowth.	The site was not visible from the road frontage due to the dense vegetation and no information has been submitted to evidence the beauty of the site.
<ul style="list-style-type: none"> Historic significance 	The pond is allegedly listed in the Domesday Book.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Has been a cricket field in recent times.	No information has been submitted to evidence the recreational value of the site, however the site visit did not reveal any evidence of recreational use on the site.
<ul style="list-style-type: none"> Tranquillity 		
<ul style="list-style-type: none"> Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves	Zero. Adjacent to the Settlement Policy Area boundary	Yes, the site is in the centre of the village and residential premises surround the site on three sides.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking south along site



Looking into site from road frontage – could not see past the hedge due to extensive scrub.

Site number – 032

Site name – land to the south of Vicars Close

Has the site been submitted in the Call for Sites?	Yes, site numbers 551 and 27
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	Not allocated for development	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No. Attempts have been made over recent years by the owners to promote the site for development. These have been rejected.	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The preservation of this open space is vital to maintaining the character and identity of this historic part of Biddenham. It serves an essential function by acting as a buffer between Vicars Close and the nearby Great Denham properties.	The site is only considered to have a physical connection being located adjacent to residential dwellings.
Site area (10ha or less)		Yes, the site area is approximately 2.3 ha.
Demonstrably special:		

• Beauty		
• Historic significance		
• Recreational value		
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Zero. Adjacent to the Settlement Policy Area boundary	Yes, the site is adjacent to residential premises, but is at the edge of the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



View into the site from the adjoining public footpath

Site number - 033

Site name – rear of 21A to 39 Church End

Has the site been submitted in the Call for Sites?	Yes, site numbers 20 and 595
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not allocated for development	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>The preservation of this open space is vital to maintaining the character and identity of this historic part of old Biddenham. It serves an essential function by acting as a buffer between Church End and the nearby Great Denham properties. Development of any kind would destroy this important visual break, and its designation as a Local Green Space would provide additional protection to that given by policy AD43 of the borough's Allocations and Designations Plan.</p> <p>Residents plan to acquire the land, and place it in trust in perpetuity for the people of Biddenham to enjoy as a peaceful haven for relaxation and pleasure.</p>	<p>The site is only considered to have a physical connection being located adjoining residential premises on Church End.</p>
Site area (10ha or less)	0.98 ha	Yes, the site is approximately 1ha in size.
Demonstrably special:	<p>Successive attempts by the owner to develop this land have been vigorously opposed by the local community, most recently by a petition to the Planning Inspectorate signed by 97% of householders living within 1000m of the plot. Its importance is further demonstrated by the commitment of residents to acquire the land for community benefit.</p>	
<ul style="list-style-type: none"> Beauty 	<p>The householders of nos: 21A to 39 Church End enjoy open views across the site, as do walkers using the footpath from Church End which follows the western boundary. The resulting rural views enhance further the visual attraction of this part of Biddenham.</p>	<p>The site is surrounded by hedging and is a vacant grass field. Views are not considered as part of the criteria in the methodology and the site is not considered exceptional.</p>

<ul style="list-style-type: none"> • Historic significance 	The site is one of the few remaining plots of undeveloped land in the village which pre-dates the Domesday Book.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	Nil at present, but the plans of residents for the site's acquisition as a community asset include walks through a rural environment and some allotment provision.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 	The 2001 Inspector's report on the Bedford Borough Local Plan identifies the preservation of this open space as essential to safeguarding the unique character and tranquil ambience of the village. It regrets the narrowness of the existing gap between Church End and the housing in Great Denham, and indicates that the existing open space 'must be safeguarded assiduously'.	The site is located adjacent to residential dwellings so is not considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> • Wildlife 	Plans by the local community include creating opportunities for a greater diversity of wildlife and flora on the site.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Zero. Adjacent to the Settlement Policy Area boundary.	Yes, the site adjoins residential premises and is within 300m walk of a large number of dwellings in the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from the western footpath in the north west corner.



Site as viewed from the southern boundary



Adjoining the southern boundary along the public footpath

Site number - 034

Site name – land off Biddenham Turn

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Partly Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	Not allocated for development	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public right of way runs along the western boundary of the site
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The preservation of these open spaces is vital to maintaining the character and identity of this part of old Biddenham. It serves an essential function by acting as a green corridor towards Bedford.	It is considered that the site has a physical connection due to its location adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 1600m ² .

Demonstrably special:	The nearby householders on Main Road and Biddenham Turn enjoy open views across the site, as do walkers using the footpaths which follow the western boundaries.	
• Beauty	The rural views enhance the visual attraction of this part of Biddenham.	The site is grass with some hedging along the boundary, but is not considered to be exceptional.
• Historic significance	The site is one of the few remaining plots of undeveloped land in the village which pre-dates the Domesday Book.	No information has been provided to evidence the historic significance of the site.
• Recreational value	Well used footpaths run alongside each meadow which provide visual amenity to walkers	No information was submitted to evidence the recreational value of the site. Public footpaths are part of the methodology to meet recreational value.
• Tranquillity	Preservation of these open spaces is essential to safeguarding the unique character and tranquil ambience of the village providing a gap between the village and Biddenham Upper School.	The site is not considered tranquil as it is surrounded by residential dwellings and a busy road.
• Wildlife	The meadows introduce diversity of wildlife and flora into the village environment.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Zero. Adjacent to the Settlement Policy Area boundary	Yes, the site is adjacent to residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking to the north from the public footpath



The site as viewed from the public footpath.

Site number - 035

Site name – meadow land off Main Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	Not allocated for development	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		Yes, a public right of way along the western boundary of the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The preservation of these open spaces is vital to maintaining the character and identity of this part of old Biddenham. It serves an essential function by acting as a green corridor towards Bedford.	It could only be considered that the site has a physical connection due to its location in the village adjoining residential properties.

Site area (10ha or less)		Yes, the site is approximately 3400m ² .
Demonstrably special:	The nearby householders on Main Road and Biddenham Turn enjoy open views across the site, as do walkers using the footpaths which follow the western boundaries.	
<ul style="list-style-type: none"> Beauty 	The rural views enhance the visual attraction of this part of Biddenham.	The site is grass with some hedging along the boundary, but is not considered to be exceptional.
<ul style="list-style-type: none"> Historic significance 	The site is one of the few remaining plots of undeveloped land in the village which pre-dates the Domesday Book.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Well used footpaths run alongside each meadow which provide visual amenity to walkers	No information was submitted to evidence the recreational value of the site. Public footpaths are part of the methodology to meet recreational value.
<ul style="list-style-type: none"> Tranquillity 	Preservation of these open spaces is essential to safeguarding the unique character and tranquil ambience of the village providing a gap between the village and Biddenham Upper School.	The site is not considered tranquil as it is surrounded by residential dwellings and a busy road.
<ul style="list-style-type: none"> Wildlife 	The meadows introduce diversity of wildlife and flora into the village environment.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Zero. Adjacent to the Settlement Policy Area boundary	Yes, the site is adjacent to residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking to the road from the middle of the site along the public footpath



Looking south along the site

Site number – 036

Site name – Days Lane orchard

Has the site been submitted in the Call for Sites?	Yes, site number 21
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	Not allocated for development.	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No. Several attempts have been made to develop the site, all of which have been rejected.	Planning permission was granted for two dwellings at appeal in 2014. Planning permission reference 14/01607/FUL

Stage 2 assessment – as the site already has extant planning permission, stage 2 assessment is not applicable as outlined in the methodology.

	Parish Council submission	Council assessment
Local in character	The preservation of this open space is vital to maintaining the character and identity of Biddenham.	
Site area (10ha or less)	1.5ha	
Demonstrably special:	Only remaining Orchard and vestige of agricultural origins of settlement of Biddenham.	

• Beauty		
• Historic significance		
• Recreational value	Creates a tranquil green backdrop to the adjoining Pavilion Field.	
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves	Zero. Within the Settlement Policy Area boundary	

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



As viewed from the middle of the site taken in 2014.

Site number – 037

Site name - Pavilion playing field

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	Not allocated for development.	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The preservation of this open space is vital to maintaining the character and identity of Biddenham.	The site provides a physical connection being located adjoining residential development and a social connection providing a recreation ground.
Site area (10ha or less)	2 ha	Yes, the site is approximately 1.7ha

Demonstrably special:	The green space connects the older part of Biddenham with the newer development in Deep Spinney. Its perimeter path is used by dog walkers, runners and pedestrians and cricket and football take place here throughout the year. The land is special to residents of all ages within the local community.	
• Beauty		
• Historic significance		
• Recreational value	The playing field is the focal point of the village.	The site has a current recreational use of a publicly accessible playing field which meets the criteria.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves	Zero. Within the Settlement Policy Area boundary	Yes, the site is surrounded by residential dwellings.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Looking north adjacent to the tennis courts



Cricket nets in the recreation ground

Site number – 203**Site name - Tree Tops, 112 Bromham Road, Biddenham**

This site was submitted by three separate people during the 2015 consultation, however the information on the site forms is identical, so is therefore only assessed as one site.

Has the site been submitted in the Call for Sites?	Yes, site number 25, 26 and 667
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	Not allocated for development.	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	15/02925/MAO – current application.	No, the application 15/02925 was withdrawn by the applicant. A further application 16/00737/MAO was refused and an appeal was lodged, but was withdrawn by the applicant.

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	For reasons summarised.	
Site area (10ha or less)		Yes, the site is approximately 4.7 ha.

Demonstrably special:	Views across to Grade 1 listed St Owen's Church. Open space provision at Bromham Road North development site adjoins the land, thereby increasing its community appeal.	
• Beauty	The land has typical floodplain landscape, being open and level with mature tree belts closer to the river.	No information was submitted to evidence the beauty of the site. It was not possible to view the site due to the site not being visible from the road frontage, however examining aerial photos the site contains a dwelling and grassland, which is not considered exceptional.
• Historic significance	Whilst not a significant tract of land, the site lies in close proximity to the former historic Bromham hamlet location. Significant views afforded to Grade 1 St Owens Church.	No information was submitted to evidence the historic significance of the site.
• Recreational value	The site comprises private open garden land but is identified as part of the Green Infrastructure Opportunity Zone. Could easily tie in with recreation provision associated with the Bromham Road North development site.	No information was submitted to evidence the recreational value of the site.
• Tranquillity	The site provides an important pleasant break in the built form of Bromham and Biddenham.	The site is not considered to be tranquil in an urban environment adjoining residential dwellings.
• Wildlife	Bats, pheasants, owls, Kestrel and deer can often be seen on the land. The Green Infrastructure Opportunity Zone designation demonstrates the site has the greatest potential to maintain and enhance the multi-functional nature of green infrastructure and thus it should be protected, expanded and enhanced. The aforementioned land provides an ideal opportunity to do this and consolidate its position as an important environmental asset as well as meeting the site specific objectives of Policy AD24.	No information was submitted to evidence the wildlife value of the site.

CWS or Local Geological Site		No
Within 300m of community it serves	Closest resident is 100 metres away, their back garden adjoins the site.	Yes, the site adjoins residential premises to the south.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road frontage on Bromham Road.

BIDDENHAM SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 031 Site name – land to the south of Church End/Manor Rd	Pass	Yes	No	Yes	No
Site number – 032 Site name – land to the south of Vicars Close	Pass	Yes	No	Yes	No
Site number - 033 Site name – rear of 21A to 39 Church End	Pass	Yes	No	Yes	No
Site number - 034 Site name – land off Biddenham Turn	Pass	Yes	No	Yes	No
Site number - 035 Site name – meadow land off Main Road	Pass	Yes	No	Yes	No
Site number – 036 Site name – Days Lane orchard	Fail – site has extant planning permission				No

Site number – 037 Site name - Pavilion playing field	Pass	Yes	Yes – recreational value	Yes	Yes
Site number – 203 Site name - Tree Tops, 112 Bromham Road, Biddenham	Pass	Yes	No	Yes	No

BLETSOE PARISH

Site number - 143

Site name – Riseley Cross Roads

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character		
Site area (10ha or less)		Yes, the site is approximately 9500m2.

Demonstrably special:	Grass verges supporting wild flora and fauna. These verges provide an open vista to neighbouring fields which is characteristic of the parish of Bletsoe and surrounding villages.	
• Beauty	Grass verges supporting wild flora and fauna	The space does not meet the criteria as the site is grass verges with some shrubs and not considered exceptional.
• Historic significance	None	
• Recreational value	Nil at present	
• Tranquillity		
• Wildlife	Flora and Fauna	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		No. The site is over 600m from the edge of Bletsoe and there is no footpath along the road to access this site safely.

Overall assessment – **NOT RECOMMEND FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking east



North eastern section



North western part

BLETSOE SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 143 Site name – Riseley Cross Roads	Pass	No	No	No	No

BRICKHILL PARISH

Site number - 40

Site name – Waveney Green

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council assessment	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through the site
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is situated in a heavily populated area of Brickhill, close to houses. It is valued for all the reasons given above.	The site has a social connection being used for a public recreation ground and a physical connection being located adjoining residential dwellings.

Site area (10ha or less)		Yes, the site is approximately 4.1ha.
Demonstrably special:	The Annual Gathering on the Green takes place on the land. There are two play areas on it. Brickhill Lower School football team use it for training and tournaments and matches. Dog walkers use the area.	
<ul style="list-style-type: none"> Beauty 	The area is well maintained and has trees and shrubs on it.	The site is mainly grass with some trees, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 		
<ul style="list-style-type: none"> Recreational value 	Play areas and football (see above). Fitness First hold keep fit sessions on it and in some years, Brickhill Parish Council hold their children's Easter and summer activity sessions there. Children play on the field and people exercise their dogs.	The site has recreational value with children's play areas and sports pitches.
<ul style="list-style-type: none"> Tranquillity 	Open space to relax in away from the housing	The site is located within the middle of an urban area so is not considered to be tranquil.
<ul style="list-style-type: none"> Wildlife 	Bats (the Parish Council have installed boxes), birds and other wildlife expected to be found in an open area	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	5 metres	Yes, the site is within 300m of residential premises.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Panoramic view with football pitches in the background and play are to the right, looking towards Avon Drive



Children's playground adjacent to Brickhill Lower School



Children's playground adjacent to Brickhill Lower School, looking southwest

Site number - 41**Site name – Pond 1, end of Ribston Close**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	no	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It can be considered local as it is mainly enjoyed by residents of Woodlands Park and Brickhill.	The site is considered to have a physical connection as it is located adjacent to residential dwellings.
Site area (10ha or less)		Yes, the site is approximately 3000m2.

Demonstrably special:	It is often a spot of reflection and adds character and natural beauty to the bridal way. The pond is often used by residents of Anjulita Court & Ladyslaude Court Residential Care Home as a spot of natural beauty that is within walking distance of the Care home.	
• Beauty		
• Historic significance		
• Recreational value		
• Tranquillity		
• Wildlife	The pond forms a focus point for the surrounding green spaces, and is a host to local wildlife, such as Swans, frogs, and other pond life. The pond is inhabited by many different species of moth, hymenopteran and neuropteran.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	12 m	Yes, the site is located within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking to the west



Looking south

Site number - 42**Site name – pond 2 at end of Pomeroy Close**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It can be considered local as it is mainly enjoyed by residents of Woodlands Park and Brickhill.	The site is considered to have a physical connection as it is located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 3.6 ha
Demonstrably special:	It is well used by both residents of Woodlands Park and the wider area of Brickhill as well as the residents of Anjulita Court and Ladyslaude Court Residential Care Home.	

• Beauty		
• Historic significance		
• Recreational value	The pond backs onto a small children's play area and is often used as a spot to admire the wildlife that inhabits the body of water. The pond is often used by residents of Anjulita Court & Ladyslaude Court Residential Care Home as a spot of natural beauty that is within walking distance of the Care home.	No information has been submitted to evidence the recreational value of the site, which only includes the pond area.
• Tranquillity		
• Wildlife	The pond forms a focus point for the surrounding green spaces, and is a host to local wildlife, such as Swans, frogs, and other pond life. The pond is inhabited by many different species of moth, hymenopteran and neuroptera.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	12 m	Yes, the site is located within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the footpath

Site number - 43

Site name – Meadow off Crispin Drive

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	no	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	no	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	It is very close to urban housing and is an area used for walking, children playing etc. It is also special to the wider local community because of the historical significance above.	The site has a physical connection being located adjoining residential premises to the south.
Site area (10ha or less)		Yes, the site is approximately 4.4 ha.

Demonstrably special:	Residents from the neighbouring urban areas use the meadow for recreational activities including walking and a safe area for children to explore. Also historical significance below.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	<p>A series of archaeological investigations were undertaken during the early to mid-2000's in advance of the development of land at Freemans Common (also referred to as north of Brickhill). Initial evaluation identified 4 zones of archaeological activity one of which lay to the north of Crispin Drive and Egremont Mews within North Brickhill Country Park.</p> <p>The archaeology identified in the trenches here comprised a number of pits and a posthole dated to the early to middle Iron Age. During the development this area was excluded from deep groundwork and tree planting (hence the 'meadow area' which is devoid of trees and actually defines the shape of the archaeological zone) so as to preserve any remains insitu, as such the archaeological interest of this area has been maintained.</p> <p>The idea has been floated to input information signs to display to the local community what the archaeological site contains. Designating this area as local green space would be an excellent way to further guarantee the preservation of the remains.</p>	While information has been supplied about archaeology on the site, no information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 		
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		No

Within 300m of community it serves	12 m	Yes, the site is located within 300m of residential premises.
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking at the site to the west

Site number - 44

Site name – Robin Hill

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is valued by the local community because it is an open, green area set within relatively dense housing. Houses front onto it from the two main sides. As such it is an area shared and enjoyed by all adjacent properties.	The site has a physical connection being located opposite adjoining residential premises.

Site area (10ha or less)		Yes, the site is approximately 4600m ² .
Demonstrably special:	Children play on it. Dog walkers exercise their dogs.	
• Beauty		
• Historic significance		
• Recreational value	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This piece of land provides a green, open and quiet area in an urban environment.	The site is not considered tranquil in accordance with the methodology as it is located in the middle of an urban area.
• Wildlife	It has the usual range of wildlife expected on an open area.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	5 metres	Yes, the site is within 300m of residential dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking south from Brickhill Drive

Site number - 45

Site name – North Brickhill Country Park

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A bridleway runs through part of the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is local because it is virtually on the doorstep of the urban areas of Woodlands Park and the greater area of Brickhill. It is valued by the area, as there has been considerable development locally, so it is felt important to preserve North Bedford's green spaces. People respect the ability to have space to walk and enjoy nature.	The site has a physical connection as it is located on the edge of the residential development.

Site area (10ha or less)		No. The site is approximately 15.3ha, however it was developed in accordance with a development brief which required the provision of this scale of open space as part of the sustainable urban extension, to provide recreational opportunities for local residents. Its boundaries are well defined.
Demonstrably special:	Well used by walkers, children and dog walkers who use it to enjoy an open rural area close to an urban environment. It surrounds the residential care homes of Anjulita Court and Ladyslaude Court providing peaceful, green views.	
• Beauty		
• Historic significance		
• Recreational value	The park is used daily by walkers, to enjoy a feeling of peacefulness and of being somewhere rural rather than within an urban environment. It can be considered local as it is mainly enjoyed by residents of Woodlands Park and Brickhill. It is important that there is a natural unspoilt area locally for people to connect with nature. Green areas benefit people and wildlife. The area is also an important space for local dog owners. The country park is a largely contained secluded area for dog owners to walk their dogs away from busy roads. Recommendations from the Parish council have sought to further develop North Brickhill Country Park into an area of local beauty, and with possible additions of park benches and picnic areas the area is a valued local green space.	The park is considered to have a recreational value providing a publicly accessible park.

<ul style="list-style-type: none"> • Tranquillity 	<p>North Brickhill Country Park surrounds Anjulita Court & Ladyslaude Court Residential Care Home. The Country park offers the residents of the care home peaceful green views and access to nature which they would otherwise be unable to do.</p>	<p>The site is located adjacent to residential premises, however it is a large site and is located with views across to open land. Parts are considered to be tranquil.</p>
<ul style="list-style-type: none"> • Wildlife 	<p>There are high levels of biodiversity in North Brickhill Country Park, the area has become home to many different wildlife species, including badgers, foxes, deer, and birds of prey. The fauna in the country park is also maturing which has further benefitted local residents and wildlife. North Brickhill Country Park is inhabited by many protected species of wildlife. The area is inhabited by several species of Newt, including the Great Crested Newt (<i>Triturus cristatus</i>), which is Britain's most threatened species of Newt. The area is also inhabited by the <i>Meles meles</i> species of Eurasian Badger.</p>	<p>No information has been submitted to evidence the wildlife value of the site.</p>
CWS or Local Geological Site		No
Within 300m of community it serves	12 m	Yes, the site is located within 300m of residential properties.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site meets the criteria being a country park with recreational value.



Public information sign at the entrance to the Country Park



Planting areas in the Country Park



Panoramic view looking north

Site number - 46

Site name – Merlin Gardens

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Yes, Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is valued by the local community because it is an open, green area set within relatively dense housing. Houses front onto it from the two main sides. As such it is an area shared and enjoyed by all adjacent properties.	The site is considered to have a physical connection being surrounded by housing.
Site area (10ha or less)		Yes, the site is approximately 1.2 ha

Demonstrably special:	It provides an open, green area within dense urban housing.	
• Beauty		
• Historic significance		
• Recreational value	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves		Yes

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking south towards Brickhill Drive



Looking north towards Falcon Avenue

Site number - 47**Site name – land along Falcon Avenue**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

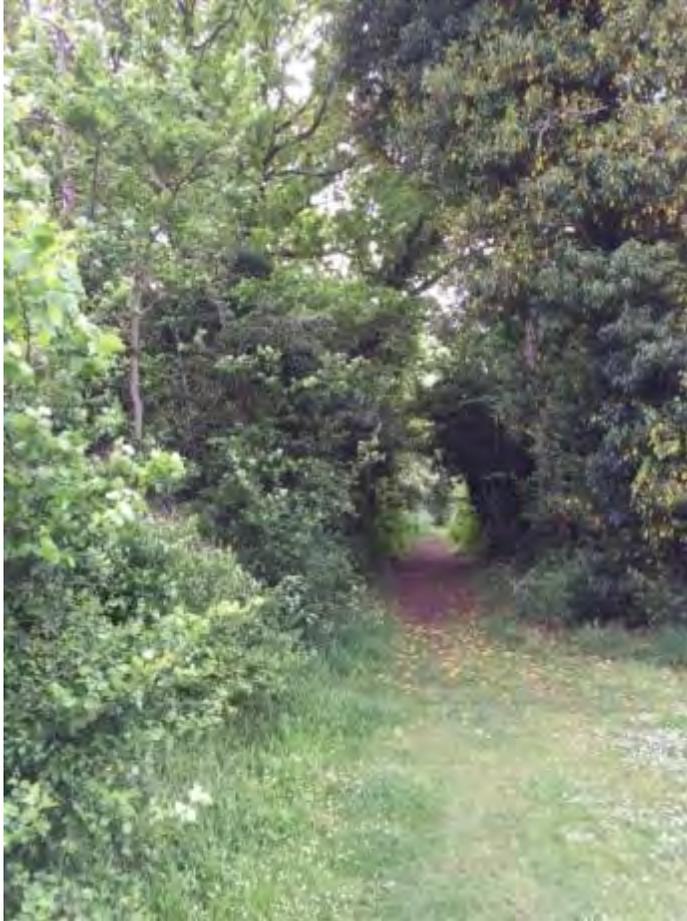
Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is valued by the local community because it is an open, green area set within relatively dense housing. Houses front onto it from the two main sides. As such it is an area shared and enjoyed by all adjacent properties.	The site is connected physically being located opposite residential dwellings.
Site area (10ha or less)		Yes, the site is approximately 8000m2.

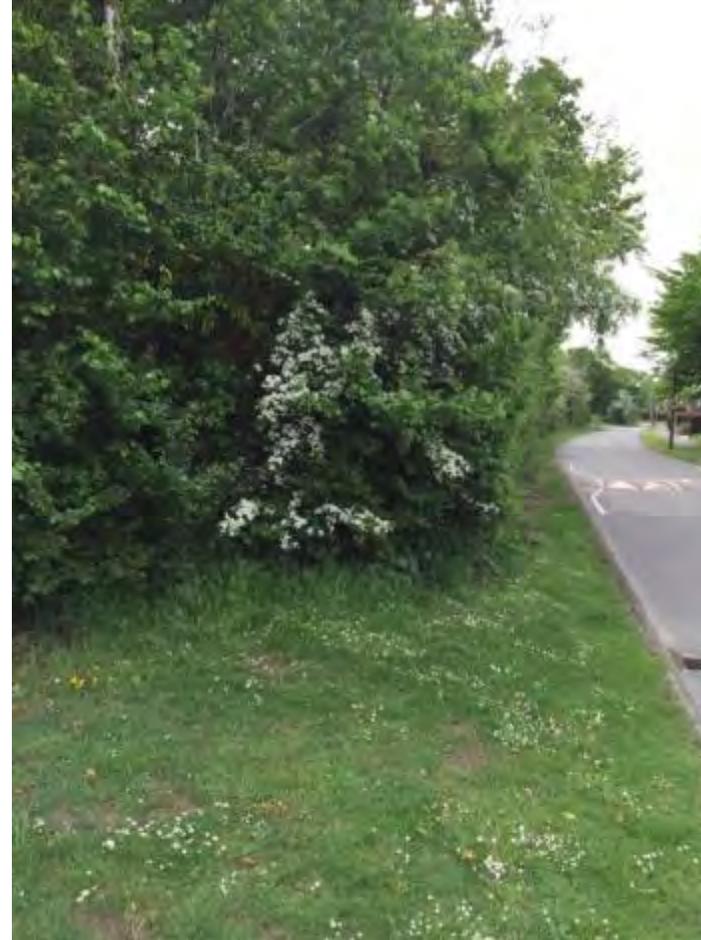
Demonstrably special:	It provides a green open space within dense housing to be enjoyed by all local residents.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	The Falcon Avenue open space has historical significance as the current footpath between the two hedges was the old carriageway (marked on a 1865 map I have) which led from the Lodge House in Kimbolton Road via the Lodge House in Hawk Drive to the Clapham Park estate.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 	This piece of land provides a green, open and quiet area in an urban environment.	The site is located within the middle of an urban area, so is not considered to be tranquil.
<ul style="list-style-type: none"> • Wildlife 	This area and also that identified as 046 on your map forms part of the green corridor linking Clapham Park Woods (East) with Mowsbury Park/Putnoe Wood (N/W) via the back gardens of the houses along Kimbolton Road (B660). It also connects with Bedford Park to the South. This corridor may act as flight links for bats and birds moving between larger green spaces. There are 4 bat boxes located across this and 046.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		
Within 300m of community it serves	12 m	Yes, the site is within 300m of residential dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking down the middle of the site from Brickhill Drive



Along the road frontage of the site

Site number - 48

Site name – Falcon Avenue

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

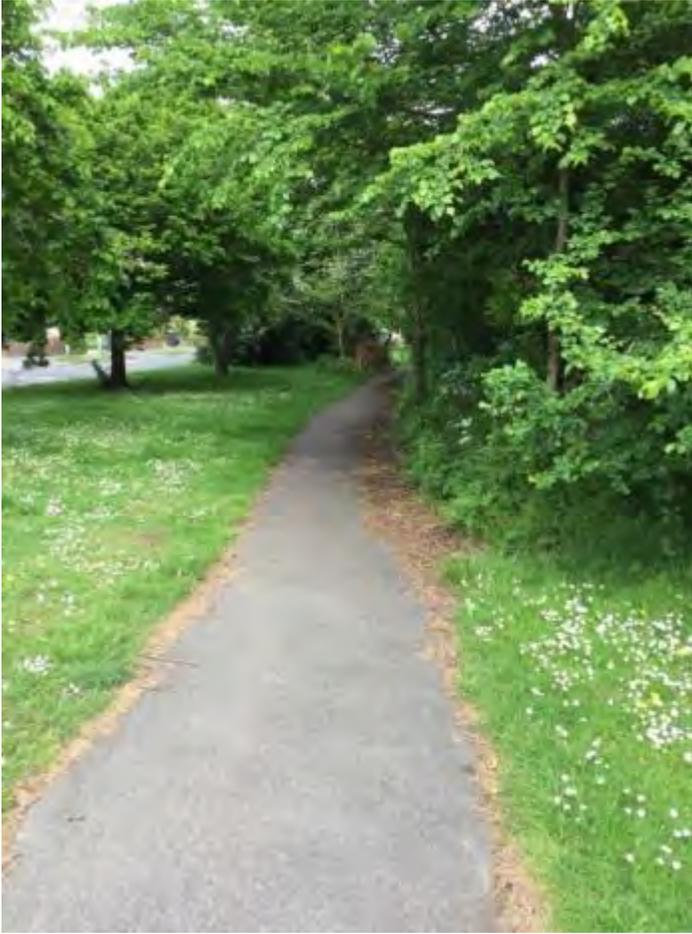
Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is local in character because it is sited between housing which fronts onto it from almost all sides. It is valued because it is an open space set within relatively dense housing.	The site is considered to have a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 2200m2.
Demonstrably special:		

• Beauty	Well kept area.	The site has grass verges and trees, but is not considered exceptional.
• Historic significance	The Falcon Avenue open space has historical significance as the current footpath between the two hedges was the old carriageway (marked on a 1865 map I have) which led from the Lodge House in Kimbolton Road via the Lodge House in Hawk Drive to the Clapham Park estate.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This piece of land provides a green, open and quiet area in an urban environment.	The site is located surrounding residential premises in an urban area so is not considered to be tranquil in accordance with the methodology.
• Wildlife	This area and also the new area in Falcon Avenue that Brickhill PC are attempting to have designated forms part of the green corridor linking Clapham Park Woods (East) with Mowsbury Park/Putnoe Wood (N/W) via the back gardens of the houses along Kimbolton Road (B660). It also connects with Bedford Park to the South. This corridor may act as flight links for bats and birds moving between larger green spaces. There are 4 bat boxes located across this and the other area in Falcon Avenue.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is within 300m of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking west from Windrush Avenue

Site number - 49

Site name – Falcon Avenue

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is local in character because it is sited between housing which fronts onto it from almost all sides. It is valued because it is an open space set within relatively dense housing.	The site is considered to have a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 2500m2.
Demonstrably special:		

• Beauty	Well kept area.	The site has grass verges and trees, but is not considered exceptional.
• Historic significance	The Falcon Avenue open space has historical significance as the current footpath between the two hedges was the old carriageway (marked on a 1865 map I have) which led from the Lodge House in Kimbolton Road via the Lodge House in Hawk Drive to the Clapham Park estate.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This piece of land provides a green, open and quiet area in an urban environment.	The site is located surrounding residential premises in an urban area so is not considered to be tranquil in accordance with the methodology.
• Wildlife	This area and also the new area in Falcon Avenue that Brickhill PC are attempting to have designated forms part of the green corridor linking Clapham Park Woods (East) with Mowsbury Park/Putnoe Wood (N/W) via the back gardens of the houses along Kimbolton Road (B660). It also connects with Bedford Park to the South. This corridor may act as flight links for bats and birds moving between larger green spaces. There are 4 bat boxes located across this and the other area in Falcon Avenue.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is within 300m of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

It is not considered that the site meets the criteria.



Looking east from Waveney Avenue

Site number - 50**Site name – land along Falcon Avenue**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Yes, Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is valued by the local community because it is an open, green area set within relatively dense housing. Houses front onto it from the two main sides. As such it is an area shared and enjoyed by all adjacent properties.	The site is considered to have a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 1300m ² .

Demonstrably special:	It provides a green open space within dense housing to be enjoyed by all local residents.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	The Falcon Avenue open space has historical significance as the current footpath between the two hedges was the old carriageway (marked on a 1865 map I have) which led from the Lodge House in Kimbolton Road via the Lodge House in Hawk Drive to the Clapham Park estate.	No evidence has been provided to justify the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 	This piece of land provides a green, open and quiet area in an urban environment.	The site is located in the middle of an urban area so is not considered to be tranquil area in accordance with the methodology.
<ul style="list-style-type: none"> • Wildlife 	This area and also that identified as 046 on your map forms part of the green corridor linking Clapham Park Woods (East) with Mowsbury Park/Putnoe Wood (N/W) via the back gardens of the houses along Kimbolton Road (B660). It also connects with Bedford Park to the South. This corridor may act as flight links for bats and birds moving between larger green spaces. There are 4 bat boxes located across this and 046.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	12 m	Yes, the site is located within 300m of residential dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking west along the site from Larkway

Site number - 51

Site name – Goldcrest Way

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Yes, Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is local in character because it is sited directly outside housing adjacent to Brickhill Drive. This piece of land provides a cushion between the busy main road and the adjacent housing.	The site is considered to have a physical connection being located adjoining residential premises.
Site area (10ha or less)		The site is approximately 3000m2.
Demonstrably special:	Used by residents (including children) to exercise and relax on.	

• Beauty	Well kept area	The site is a grassed area with trees and shrubs along the road frontage, but is not considered exceptional.
• Historic significance		
• Recreational value	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This piece of land provides a green, open and quiet area in an urban environment which is adjacent to a busy road (Brickhill Drive).	The site is located in the middle of an urban area and adjoining a busy road so is not considered to be tranquil area in accordance with the methodology.
• Wildlife		No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	5 metres	The site is located opposite residential dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking southwest towards Eagle Gardens



Looking east towards houses along Brickhill Drive.

Site number - 52**Site name – land along Falcon Avenue**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is valued by the local community because it is an open, green area set within relatively dense housing. Houses front onto it from the two main sides. As such it is an area shared and enjoyed by all adjacent properties.	The site is considered to have a physical connection being surrounded by residential dwellings.
Site area (10ha or less)		Yes, the site is approximately 600m ² .

Demonstrably special:	It provides a green open space within dense housing to be enjoyed by all local residents.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	The Falcon Avenue open space has historical significance as the current footpath between the two hedges was the old carriageway (marked on a 1865 map I have) which led from the Lodge House in Kimbolton Road via the Lodge House in Hawk Drive to the Clapham Park estate.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 	This piece of land provides a green, open and quiet area in an urban environment.	The site is located within an urban area surrounded by roads and housing so is not considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> • Wildlife 	This area and also that identified as 046 on your map forms part of the green corridor linking Clapham Park Woods (East) with Mowsbury Park/Putnoe Wood (N/W) via the back gardens of the houses along Kimbolton Road (B660). It also connects with Bedford Park to the South. This corridor may act as flight links for bats and birds moving between larger green spaces. There are 4 bat boxes located across this and 046.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	12 m	Yes, the site is located within 300m of residential dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking west from end of Dove Road

Site number - 53

Site name – Brickhill Drive, in front of allotments

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Yes, Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	no	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is local in character because it is sited directly outside housing adjacent to Brickhill Drive. This piece of land provides a cushion between the busy main road and the adjacent housing. Partially separating an industrial unit from the start of the housing in Brickhill.	The site has a physical connection in that it is located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 1.4ha

Demonstrably special:		
• Beauty	Well kept	The site is occupied by grass and small trees, but is not considered to be exceptional.
• Historic significance		
• Recreational value	The residents of the neighbouring houses use this area to exercise their dogs and children play on it. Workers from the adjacent industrial site often have their lunch and relax there in the summer.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This piece of land provides a green, open and quiet area adjacent to an industrial unit and a busy main road.	The site is located in the urban area and adjoining a busy road so is not considered to be tranquil in accordance with the methodology.
• Wildlife	The area has the usual wildlife that would be expected on this type of open space	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	5 metres	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

It is not considered that the site meets the criteria.



View of the site from Brickhill Drive

Site number - 54

Site name – Plover Way/Brickhill Drive

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is local in character because it is sited between housing which fronts onto it from almost all sides. It is valued precisely because it is an open space in a relatively dense urban environment.	The site has a physical connection being located adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 3800m2.

Demonstrably special:	It is an area within housing. It has historical value and is used by the local residents as an area for relaxation and exercise.	
• Beauty	Well kept	The area is grass with some trees, but is not considered to be exceptional.
• Historic significance	This is the site of Brickhill House which was destroyed by fire on Boxing Day 1946.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This piece of land provides a green, open and quiet area in an urban environment.	The site is located within the urban area surrounded by housing and a busy road so is not considered to be tranquil as outlined in the methodology.
• Wildlife	Usual wildlife expected on such an open space.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site looking north



Panoramic view looking east

Site number - 55

Site name – Plover Way

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is local in character because it is sited between housing which fronts onto it from almost all sides. It is valued precisely because it is an open space in a relatively dense urban environment.	The site has a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 4000m2.

Demonstrably special:		
• Beauty	Well kept	The site is mown grass and an area of trees, but is not considered exceptional.
• Historic significance		
• Recreational value	The residents of the neighbouring houses use this area to exercise their dogs and children play on it.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This piece of land provides a green, open and quiet area in an urban environment.	The site is located within an urban area, surrounded by houses so is not considered to be tranquil in accordance with the methodology.
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves	5 metres	Yes

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Panoramic view of the site looking west

Site number - 56

Site name – Brickhill Drive – pond site

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Yes, Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is valued by the local community because it is an open, green area set within relatively dense housing. Houses front onto it from three main sides. As such it is an area shared and enjoyed by all adjacent properties as well as customers at the shops.	It is considered that the site has a physical connection being located in the middle of an urban area and located adjacent to dwellings.
Site area (10ha or less)		Yes, the site is approximately 9000m2.

Demonstrably special:	It is an open area within housing and adjacent to the local shopping parade. Residents use the area for relaxation and exercise.	
• Beauty		
• Historic significance		
• Recreational value	The residents of the neighbouring houses use this area to exercise their dogs and children play on it. It is also sited opposite a busy parade of shops giving visitors to the shops a place to relax.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This piece of land provides a green, open and quiet area in an urban environment alongside a busy main road.	The site is located in the middle of an urban area, surrounded by houses, a busy road and commercial premises so is not considered to be tranquil in accordance with the methodology.
• Wildlife	There is a pond sited on the area which is maintained by Bedford Borough Council. Great Crested newts may be in residence in the Rooksmead Pond as they are not uncommon in the area but we have no direct record. Part of the value of Rooksmead pond lies in its value as potential habitat – if the pond were not there then there would be no chance of these animals being found there.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	5 metres	Yes, the site is within 300m of residential dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Panoramic view of the site looking east



Pond on western side of site

BRICKHILL SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 40 Site name – Waveney Green	Pass	Yes	Yes – recreational value	Yes	Yes
Site number - 41 Site name – Pond 1, end of Ribston Close	Pass	Yes	No	Yes	No
Site number - 42 Site name – pond 2 at end of Pomeroy Close	Pass	Yes	No	Yes	No
Site number - 43 Site name – Meadow off Crispin Drive	Pass	Yes	No	Yes	No
Site number - 44 Site name – Robin Hill	Pass	Yes	No	Yes	No
Site number - 45 Site name – North Brickhill Country Park	Pass	Yes	Yes – recreational value and tranquillity	Yes	Yes
Site number - 46 Site name – Merlin Gardens	Pass	Yes	No	Yes	No

Site number - 47 Site name – land along Falcon Avenue	Pass	Yes	No	Yes	No
Site number - 48 Site name – Falcon Avenue	Pass	Yes	No	Yes	No
Site number - 49 Site name – Falcon Avenue	Pass	Yes	No	Yes	No
Site number - 50 Site name – land along Falcon Avenue	Pass	Yes	No	Yes	No
Site number - 51 Site name – Goldcrest Way	Pass	Yes	No	Yes	No
Site number - 52 Site name – land along Falcon Avenue	Pass	Yes	No	Yes	No
Site number - 53 Site name – Brickhill Drive, in front of allotments	Pass	Yes	No	Yes	No
Site number - 54 Site name – Plover Way/Brickhill Drive	Pass	Yes	No	Yes	No

Site number - 55 Site name – Plover Way	Pass	Yes	No	Yes	No
Site number - 56 Site name – Brickhill Drive – pond site	Pass	Yes	No	Yes	No

BROMHAM PARISH

Site number - 19

Site name – area behind Red Cedar Rd, Bromham Hospital

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The local community have bought houses here because of the beautiful trees and open space available. The space is open to also open to the general public. Many residents of Bromham and non-residents of Bromham use the area for walking and visiting the children's play area. Many residents attend tasks to maintain the area.	The space is on the edge of the existing development and also a physical connection in that it is now located adjoining residential development.
Site area (10ha or less)		Yes, the site is approximately 4.5ha.

Demonstrably special:	Residents use the open space for walking, dog walking, Residents Association organise small events (Bar-b-que, games etc) occasionally. Children's football played and train on the pitches. Space used for jogging and work outs. Community Environment Group carry out tasks on The Orchard at the rear of the school and generally on the open space. Organised Groups walk around the area, Children's play area. Elizabeth Curtis Riding School carry out disabled riding sessions on a circular ride around the open space.	
• Beauty	Beautiful unusual trees. The whole site was owned by Mr Allen (Allen Engineering) who brought trees from all over the world to plant around the grounds. Lake built by Mr Allen. Entrance to estate is Chestnut Avenue – Row of approx. 120 year old chestnut trees. This is the only Chestnut Avenue in Bedfordshire.	The site is mostly grass with trees around the edge of the site, so is not considered exceptional. The trees along Chestnut Avenue are an attractive feature, however are not related to the site.
• Historic significance	The whole site was owned by Mr Allen (Allen Engineering) who brought trees from all over the world to plant around the grounds. Lake built by Mr Allen. Also previously Bromham Hospital (Mental Health) existing houses built on footprint of original wards.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Green Open spaces: Walking, exercise, organised football and games, Residents Association and neighbour socialising, disabled horse riding	The majority of the site is used for recreation with children's playing facilities, football field, a pavilion building and associated car parking and therefore meets the criteria for recreational value. Part of the submitted site area is not used for recreational purposes.
• Tranquillity	Beautiful trees, areas around the green space and in the wood to sit and relax and view wildlife.	The site adjoins residential dwellings and these can be seen from all of the site, so is not considered to be tranquil in accordance with the methodology.
• Wildlife	Wild Muntjac Deer in the evening, unusual birds.	No evidence has been provided to justify the wildlife value of

		the site.
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves		Yes, the site adjoins residential premises.

Overall assessment – **PARTLY RECOMMENDED FOR DESIGNATION**

Part of the site is considered to meet the criteria for designation. Only the part of the site that is used for recreation has been recommended for designation.



Children's playground and changing rooms building in the background



Looking towards Chestnut Avenue



Playing pitches on the northern part of the site

Site number – 20

Site name – Salem Thrift open space, adjacent Bromham Hospital

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
Has the site been submitted in the Call for Sites?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A footpath runs through the site, but there are also permissive paths throughout the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Salem Thrift is a particularly lovely wood and is full of wildlife. It is also very old. It is possible that this area of Bedfordshire has always been wooded since trees started to grow again after the	The site has a physical connection being located adjacent to the residential development at the old Bromham hospital site.

	ice age. Salem Thrift is thought to be part of the ancient forest that once covered the whole of lowland Britain. Whilst this is difficult to definitely prove, there is evidence that what is now known as Salem Thrift has been wooded for at least 600 years and probably a lot longer. See report attached.	
Site area (10ha or less)		Yes, the site is approximately 8.4 ha.
Demonstrably special:	Residents use the open space for walking, dog walking, Community Environment Group carry out tasks on Salem Thrift, Disabled Riding through the Thrift (Elizabeth Curtis Riding School).	
<ul style="list-style-type: none"> Beauty 	Salem Thrift is an ancient wood. There are a wide variety of native tree species rather than the one or two that might be found in a planted wood. More important are the flowers known as ancient woodland "indicators" such as Anemone, bluebell, early purple orchid and the goldilocks buttercup. Reports available.	The site is considered to be beautiful with a large number of trees creating a pleasant environment. At the time of the visit, there were no bluebells present, however it is evident with the rides present throughout the site this would be a beautiful sight.
<ul style="list-style-type: none"> Historic significance 	Salem Thrift is an ancient wood. As above, report available	The site is classified as ancient woodland by Natural England, however this is not part of the methodology for historic significance.
<ul style="list-style-type: none"> Recreational value 	Green Open spaces: Walking, exercise, organised football and games, Residents Association and neighbour socialising.	The site is a publicly available space, however does not provide a recreational value as outlined in the methodology.
<ul style="list-style-type: none"> Tranquillity 	Beautiful trees, areas around the green space and in the wood to sit and relax and view wildlife.	Inside the wood it is a peaceful place and due to the vegetation present, the adjoining buildings on the adjacent site are not visible, so the site is considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> Wildlife 	Salem Thrift as above, report available. Wild Muntjac Deer in the evening, unusual birds.	The evidence has been provided from wildlife surveys in the 1980s, however the site is a County Wildlife Site so meets the criteria for wildlife value. Only part of the site that has been submitted is a County Wildlife Site, however it is considered that the boundary proposed by the Parish Council is acceptable as the boundary follows the existing fence line of

		the adjoining properties and includes woodland adjoining the County Wildlife Site.
CWS or Local Geological Site		Yes, Salem Thrift County Wildlife Site.
The site is in within 300 m of the community it serves	Nearest houses are 100 metres from space	Yes, the site is adjoining residential premises and within 300 metres walking distance for other residential premises.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria for designation.



Part of the heritage path in the site



Information sign in the centre of the site



Informal paths through the site

Site number - 21**Site name – area off Chestnut Av and Parkland, to west of school**

Has the site been submitted in the Call for Sites?	Part of site is included as site number 540
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The local community have bought houses here because of the beautiful trees and open space available. The space is open to also open to the general public. Many residents of Bromham and non-residents of Bromham use the area for walking as this is included in a circular walk through Salem Thrift. Many residents attend tasks to maintain the area.	The site is considered to have a physical connection as it is located adjoining the residential properties and considered to have a social connection with part of the site being a community orchard.

Site area (10ha or less)		Yes, the site is approximately 1.8ha
Demonstrably special:	Residents use the open space for walking, dog walking, Residents Association organise small events (Bar-b-que, games etc) occasionally. Space used for jogging, Community Environment Group carry out tasks on The Orchard at the rear of the school and generally on the open space, Organised Groups walk around the area. Elizabeth Curtis Riding School carry out disabled riding sessions on a circular ride around the open space.	
<ul style="list-style-type: none"> Beauty 	Beautiful unusual trees. The whole site was owned by Mr Allen (Allen Engineering) who brought trees from all over the world to plant around the grounds. Lake built by Mr Allen. Entrance to estate is Chestnut Avenue – Row of approx. 120 year old chestnut trees. This is the only Chestnut Avenue in Bedfordshire.	The site is mostly grass with a developing orchard in the southern portion of the site.
<ul style="list-style-type: none"> Historic significance 	The whole site was owned by Mr Allen (Allen Engineering) who brought trees from all over the world to plant around the grounds. Lake built by Mr Allen. Also previously Bromham Hospital (Mental Health) existing houses built on footprint of original wards.	No information was provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Green Open spaces: Walking, exercise, Community Orchard, Residents Association and neighbour socialising, disabled horse riding	The site adjoining Chestnut Avenue is open grassland and there is a community orchard in the southern part of the site, which is considered to meet the criteria, however the remaining area is not considered to meet the criteria.
<ul style="list-style-type: none"> Tranquillity 	Beautiful trees, areas around the green space and in the wood to sit and relax and view wildlife.	While there are a number of trees on the site, it is not considered tranquil due to close proximity of the main road into the development, and the residential premises and school are visible from the site.
<ul style="list-style-type: none"> Wildlife 	Wild Muntjac Deer in the evening, unusual birds.	No information has been submitted to evidence the wildlife value of the site.

CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	Nearest houses are 20 metres from space	Yes, the site is within 300 m with residential premises.

Overall assessment – **PARTLY RECOMMENDED FOR DESIGNATION**

Part of the site is considered to meet the criteria.



Looking towards Chestnut Avenue with school to the left



Orchard site

BROMHAM SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 19 Site name – area behind Red Cedar Rd, Bromham Hospital	Pass	Yes	Yes – recreational value but only part of the site	Yes	Yes - but only part of the site
Site number – 20 Site name – Salem Thrift open space, adjacent Bromham Hospital	Pass	Yes	Yes – wildlife value and tranquillity	Yes	Yes
Site number - 21 Site name – area off Chestnut Av and Parkland, to west of school	Pass	Yes	Yes – recreation value but only part of the site	Yes	Yes – but only part of the site

CARDINGTON PARISH

Site number - 206

Site name – village green, The Green and Southill Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		Yes, a village green
Extant planning permission for development?		No

The site will not proceed to the stage 2 assessment as it is a village green

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>This site, together with the other sites submitted, exemplifies the open rural aspect and character of Cardington Village.</p> <p>This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.</p>	
Site area (10ha or less)		
Demonstrably special:	<p>This space provides a publicly accessible amenity space used for public village events (fetes etc.), informal games and children's leisure and play activity.</p> <p>The green is valued highly by the village residents evidenced by a volunteer group who maintain the green and verges for the benefit of the village and visitors. It is surrounded by cottages, including some Grade ii listed and other buildings original to this unique estate village.</p>	

<ul style="list-style-type: none"> • Beauty 	<p>The Village Green is the central focal point of the estate village, widely known as a beauty spot in the area. Together with the other sites submitted it defines the character and heritage of the village by providing a gradually opening aspect of The Green, Cople Road and Southill Road through the settlement policy area.</p> <p>Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	
<ul style="list-style-type: none"> • Historic significance 	<p>The Green is central to the historical establishment of the estate village. It is bordered by houses and properties with historical connections to Bedfordshire residents including the first Samuel Whitbread and his descendents, John Howard and John Smeaton (commemorated by Smeaton’s Bridge on the approach to Cardington from Bedford). The Parish Church of St Mary built in the 12th Century is located at the North edge of the Green and is a Grade ii* listed building.</p>	

<ul style="list-style-type: none"> • Recreational value 	<p>The Green, surrounded by a traditional rail fence, provides a safe haven for, and is in regular use by, children of the village in the play area and for informal games. It is also used for events organised by the “Friends of St Mary’s” and by the Kings Arms Public House.</p> <p>Residents use it for dog walking and socialising and visitors on foot and cyclists regularly use the benches for relaxation. It is also used by artists who paint and sketch the local buildings of interest.</p>	
<ul style="list-style-type: none"> • Tranquillity 	<p>Cardington Green provides a tranquil centre to the village attractive to both residents and visitors alike.</p>	
<ul style="list-style-type: none"> • Wildlife 	<p>The mature trees on the Green, especially the native limes, are a rich habitat for pollinating insects and an abundant larder for birds. The vigorous mole activity points to a similarly rich soil fauna.</p>	
CWS or Local Geological Site		
Within 300m of community it serves	<p>Central to the conservation and settlement policy areas. Nearest houses are no more than 10 metres.</p>	

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking to the west



Looking north

Site number - 207

Site name – land at Cople Road

Has the site been submitted in the Call for Sites?	Yes, part of the site. Site number 62.
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	no	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>This site together with the other sites submitted exemplifies the open rural aspect and character of Cardington Village.</p> <p>This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.</p>	<p>The site is considered to have a physical connection being located adjacent to residential dwellings.</p>
Site area (10ha or less)		Yes, the site is approximately 1ha.
Demonstrably special:	<p>A vital feature of the village character is its open views allowing the agricultural countryside to blend into the village as one travels away from the Green and the Conservation and Settlement policy areas.</p> <p>This unique feature was identified by parishioners at a special Parish meeting held on the 12th November 2015 called to discuss the Parish Councils response to the Local Plan 2032 Consultation Paper.</p>	

<ul style="list-style-type: none"> Beauty 	<p>This open space together with the others submitted defines the character and heritage of the village by providing a gradually opening aspect of the Cople and Southill roads through the settlement policy area.</p> <p>Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open Spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	<p>The site is currently occupied with dense vegetation along the road frontage and is not considered exceptional.</p>
<ul style="list-style-type: none"> Historic significance 		
<ul style="list-style-type: none"> Recreational value 	<p>This open space together with others submitted is important in creating a tranquil safe and attractive environment for the many walkers, cyclists and horse riders who use the village roads. The village is also host to two cycling clubs who are located within the village who together with individual cyclists appreciate this designated quiet road on the Bedford & Kempston safe cycling route map.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> Tranquillity 	<p>See above</p>	<p>The site is located in the middle of the village and adjacent to residential premises and a farm so is not considered to be tranquil.</p>
<ul style="list-style-type: none"> Wildlife 	<p>The general richness of wildlife in this rural village is evidenced by the presence of predators including foxes, buzzards, red kites and owls who are attracted by the prey that thrives in this generally open area.</p>	<p>No information has been provided to evidence the wildlife value of the site.</p>

CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses are no more than 25 metres.	Yes, the site is located in the middle of the village and adjoining residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking west from the road



Looking to the east from the road frontage.

Site number - 208

Site name – land adj Cottage Farm Nursery, Cople Rd

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
Has the site been submitted in the Call for Sites?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>This site together with the other sites submitted is what exemplifies the open and rural aspect and character of Cardington Village.</p> <p>This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.</p>	<p>The site is considered to have a physical connection being located between existing dwellings.</p>
Site area (10ha or less)		Yes, the site is approximately 1000m ² .
Demonstrably special:	<p>A vital feature of the village character is its open views allowing the agricultural countryside to blend into the village as one travels away from the Green and the Conservation and Settlement policy areas.</p>	

<ul style="list-style-type: none"> Beauty 	<p>This open space together with the others submitted defines the character and heritage of the village by providing a gradually opening aspect of the Cople and Southill roads through the settlement policy area.</p> <p>Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open Spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	<p>The site is a grassed field but is not considered to be exceptional.</p>
<ul style="list-style-type: none"> Historic significance 	<p>See above for detail - but in particular the R101 memorial and open views to the historic Airship sheds located at Cardington Airfield.</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> Recreational value 	<p>This open space together with the others submitted is important in creating a tranquil safe and attractive environment for the many walkers, cyclists and horse riders who use the village roads. The village is also host to two cycling clubs who are located within the village who together with individual cyclists appreciate this designated quiet road on the Bedford & Kempston safe cycling route map.</p>	<p>No information has been submitted to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> Tranquillity 	<p>This view is of particular importance because it provides the opportunity for visitors and residents to see a variety of different farm animals in close proximity to the village.</p>	<p>The site is adjacent to residential dwellings so is not considered to be tranquil.</p>

• Wildlife	The general richness of wildlife in this rural village is evidenced by the presence of predators including foxes, buzzards, red kites and owls who are attracted by the prey that thrives in this generally open area.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses and Cottage Farm Nurseries are adjacent.	Yes, the site is located in the middle of the village and adjacent to residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



View from the road frontage of the site looking north

Site number - 209

Site name – land between 310 and 308 Cople Rd

Has the site been submitted in the Call for Sites?	Yes, site number 61
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>This site together with the other sites submitted exemplifies the open rural aspect and character of Cardington Village.</p> <p>This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.</p>	The site has a physical connection as it adjoins dwellings to the south.
Site area (10ha or less)		Yes, the site is approximately 1800m2.
Demonstrably special:	A vital feature of the village character is its open views allowing the agricultural countryside to blend into the village as one travels away from the Green and the Conservation and Settlement policy areas.	

<ul style="list-style-type: none"> • Beauty 	<p>This open space together with others submitted defines the character and heritage of the village by providing a gradually opening aspect of the Cople and Southill roads through the settlement policy area.</p> <p>Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open Spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	<p>While the site is considered attractive with domestic gardens, it is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>This open space together with the others submitted is important in creating a tranquil safe and attractive environment for the many walkers, cyclists and horse riders who use the village roads. The village is also host to two cycling clubs who are located within the village who together with individual cyclists appreciate this designated quiet road on the Bedford & Kempston safe cycling route map.</p>	<p>No information has been submitted to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>This view is of particular importance because it provides an open aspect to the farmland to the North West which is in full use to balance the built development opposite which obscures the view to the South East.</p>	<p>The site is not considered tranquil as it adjoins residential premises and is located in the middle of the village.</p>

• Wildlife	The general richness of wildlife in this rural village is evidenced by the presence of predators including foxes, buzzards, red kites and owls who are attracted by the prey that thrives in this generally open area.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses are adjacent	Yes, the site is adjacent to residential premises and located in the middle of the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking along the road frontage of the site



Looking north as viewed from the road

Site number - 210

Site name – land to south of 1 Jubilee Cottages, Cople Rd

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Parish Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	This site together with the other sites submitted exemplifies the open rural aspect and character of Cardington Village. This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.	The site is physically connected adjoining dwellings on both sides.
Site area (10ha or less)		Yes, the site area is 364m ² .
Demonstrably special:	A vital feature of the village character is its open views allowing the agricultural countryside to blend into the village as one travels away from the Green and the Conservation and Settlement policy areas.	

<ul style="list-style-type: none"> • Beauty 	<p>This open space is particularly important as it affords extensive views to the Greensand Ridge. Together with the other open spaces submitted it defines the character and heritage of the village by providing a gradually opening aspect of the Cople and Southill roads through the settlement policy area. Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	<p>The site is vacant grass and was also used as a car parking area however this is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>This open space together with others submitted is important in creating a tranquil safe and attractive environment for the many walkers, cyclists and horse riders who use the village roads. The village is also host to two cycling clubs who are located within the village who together with individual cyclists appreciate this designated a quiet road on the Bedford & Kempston safe cycling route map.</p>	<p>No information has been submitted to evidence the recreational value of the site.</p>

<ul style="list-style-type: none"> • Tranquillity 	<p>These views are of particular importance because they provide the opportunity for visitors and residents to see a variety of different farm animals in close proximity to the village. The views of the agricultural land and the Greensand Ridge beyond create a tranquil environment those passing along the Cople Road and also for the elderly residents of the Charity Almshouses.</p>	<p>The site is not considered tranquil as it is located adjacent to residential dwellings and in the middle of the village.</p>
<ul style="list-style-type: none"> • Wildlife 	<p>The general richness of wildlife in this rural village is evidenced by the presence of predators including foxes, buzzards, red kites and owls who are attracted by the prey that thrives in this generally open area.</p>	<p>No information has been submitted to evidence the wildlife value of the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>Nearest houses are Almshouses of the Cardington, Cople and Eastcotts Charity which are adjacent.</p>	<p>Yes, the site is adjacent to residential premises.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road frontage

Site number - 211

Site name – land to north of Jubilee Cottages, Cople Rd

Has the site been submitted in the Call for Sites?	Yes, site number 57.
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	<p>This site together with the other sites submitted exemplifies the open rural aspect and character of Cardington Village.</p> <p>This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.</p>	<p>The site has a physical connection being located adjacent to dwellings.</p>
Site area (10ha or less)		Yes, the site area is 367m2.
Demonstrably special:	<p>A vital feature of the village character is its open views allowing the agricultural countryside to blend into the village as one travels away from the Green and the Conservation and Settlement policy areas.</p>	

<ul style="list-style-type: none"> • Beauty 	<p>This open space is particularly important as it affords extensive views to the Greensand Ridge. Together with the other open spaces submitted it defines the character and heritage of the village by providing a gradually opening aspect of the Cople and Southill roads through the settlement policy area.</p> <p>Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	<p>The site is currently an open grass field and is not considered to be exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>This open space together with others submitted is important in creating a tranquil safe and attractive environment for the many walkers, cyclists and horse riders who use the village roads. The village is also host to two cycling clubs who are located within the village who together with individual cyclists appreciate this designated a quiet road on the Bedford & Kempston safe cycling route map.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>

<ul style="list-style-type: none"> Tranquillity 	<p>These views are of particular importance because they provide the opportunity for visitors and residents to see a variety of different farm animals in close proximity to the village. The views of the agricultural land and the Greensand Ridge beyond create a tranquil environment those passing along the Cople Road and also for the elderly residents of the Charity Almshouses.</p>	<p>The site is not considered tranquil as it is located adjacent to residential dwellings and adjacent to a busy road through the village.</p>
<ul style="list-style-type: none"> Wildlife 	<p>The general richness of wildlife in this rural village is evidenced by the presence of predators including foxes, buzzards, red kites and owls who are attracted by the prey that thrives in this generally open area.</p>	<p>No evidence has been provided as to the wildlife value of the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>Nearest houses are Almshouses of the Cardington, Cople and Eastcotts Charity which are adjacent.</p>	<p>Yes</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road frontage

Site number - 212

Site name – land to the south of Southill Farm Shop

Has the site been submitted in the Call for Sites?	Yes, site number 63
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>This site together with the other sites submitted exemplifies the open rural aspect and character of Cardington Village.</p> <p>This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.</p>	<p>The site is vacant, but due to the dense hedge along the road frontage, it is not possible to view the site from the road. No further information has been provided as to why the site is considered local in character.</p>
Site area (10ha or less)		Yes, the site area is approximately 5800m ² .
Demonstrably special:	<p>A vital feature of the village character is its open views allowing the agricultural countryside to blend into the village as one travels away from the Green and the Conservation and Settlement policy areas.</p>	

<ul style="list-style-type: none"> • Beauty 	<p>This open space together with the others submitted defines the character and heritage of the village by providing a gradually opening aspect of the Cople and Southill roads through the settlement policy area.</p> <p>Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	<p>The site is not considered exceptional. It has a hedge along the road frontage and grassland behind.</p>
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>This open space together with the others submitted is important in creating a tranquil safe and attractive environment for the many walkers, cyclists and horse riders who use the village roads. The village is also host to two cycling clubs who are located within the village who together with individual cyclists appreciate this designated quiet road on the Bedford & Kempston safe cycling route map.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>This view is of particular importance because it provides an open aspect to the farmland to the North West which balances the built development opposite which obscures the view to the South East.</p>	<p>It is not considered that the site is tranquil being located adjoining residential dwellings and located adjoining a busy road through the village.</p>

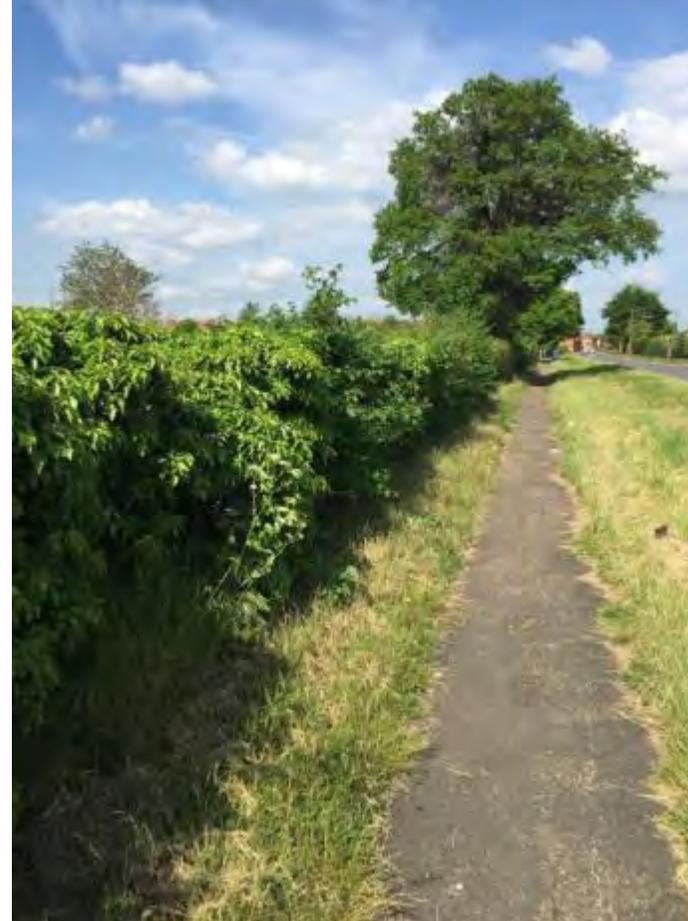
• Wildlife	The general richness of wildlife in this rural village is evidenced by the presence of predators including foxes, buzzards, red kites and owls who are attracted by the prey that thrives in this generally open area.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses are no more than 20 metres.	Yes

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road frontage



Looking along the road frontage of the site with adjoining hedges

Site number - 213

Site name – land to the north of Southill Farm Shop

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>This site together with the other sites submitted exemplifies the open rural aspect and character of Cardington Village.</p> <p>This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.</p>	<p>The site has a physical connection being located in the built up part of the village and adjacent to a residential dwelling.</p>
Site area (10ha or less)		<p>Yes, the site area is approximately 4000m².</p>
Demonstrably special:	<p>A vital feature of the village character is its open views allowing the agricultural countryside to blend into the village as one travels away from the Green and the Conservation and Settlement policy areas.</p>	

<ul style="list-style-type: none"> • Beauty 	<p>This open space together with the others submitted defines the character and heritage of the village by providing a gradually opening aspect of the Cople and Southill roads through the settlement policy area.</p> <p>Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	<p>There is a hedge along the road frontage and grassland behind, however the site is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>This open space together with others submitted is important in creating a tranquil safe and attractive environment for the many walkers, cyclists and horse riders who use the village roads. The village is also host to two cycling clubs who are located within the village who together with individual cyclists appreciate this designated quiet road on the Bedford & Kempston safe cycling route map.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>See above</p>	
<ul style="list-style-type: none"> • Wildlife 	<p>The general richness of wildlife in this rural village is evidenced by the presence of predators including foxes, buzzards, red kites and owls who are attracted by the prey that thrives in this generally open area.</p>	<p>No information has been provided to evidence the wildlife value of the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>

Within 300m of community it serves	Nearest houses are no more than 25 metres.	Yes, the site is on the edge of the built up area of the village, but within 300m walking distance of residential premises.
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking north west from the road frontage



Looking to the north east from a break in the hedge along the road frontage



Looking north east along the road frontage of the site. The photo was taken on top of the bank however if walking along the footpath, the hedge is too tall to see into the site.

Site number - 214

Site name – land on Southill Road

Has the site been submitted in the Call for Sites?	Yes, site number 60
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>This site together with the other sites submitted is what exemplifies the open and rural aspect and character of Cardington Village.</p> <p>This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.</p>	<p>The site has a physical connection being located adjoining residential dwellings.</p>
Site area (10ha or less)		Yes, the site area is approximately 7800m ² .
Demonstrably special:	<p>A vital feature of the village character is its open views allowing the agricultural countryside to blend into the village as one travels away from the Green and the Conservation and Settlement policy areas.</p>	

<ul style="list-style-type: none"> • Beauty 	<p>This open space together with the others submitted defines the character and heritage of the village by providing a gradually opening aspect of the Cople and Southill roads through the settlement policy area.</p> <p>Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	<p>The site is a grass field and is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>This open space together with others submitted is important in creating a tranquil safe and attractive environment for the many walkers, cyclists and horse riders who use the village roads. The village is also host to two cycling clubs who are located within the village who together with individual cyclists appreciate this designated quiet road on the Bedford & Kempston safe cycling route map.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>This view is of particular importance as it provides an open aspect to the farmland to the North West and provides a soft approach to the village from the Southill Road.</p> <p>Additionally it provides the opportunity for visitors and resident to see a variety of different farm animals in close proximity to the village.</p>	<p>The site is not considered tranquil as it is adjoining residential premises and a busy road through the village.</p>

• Wildlife	The general richness of wildlife in this rural village is evidenced by the presence of predators including foxes, buzzards, Red Kites and Owls who are attracted by the prey that thrives in this generally open area.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses are to the South West, North East and North West no more than 50 metres.	Yes, the site is adjacent to residential dwellings at the edge of the village.

Overall assessment – **NO RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking north



Looking northwest

Site number - 215

Site name – land to the south of Southill Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>This site together with the other sites submitted exemplifies the open rural aspect and character of Cardington Village.</p> <p>This was recognised in views expressed at the Village Special Meeting to discuss the Parish Council response to the Local Plan 2032 Consultation on 10th December 2015, minuted in the Parish Council meeting of 11 January 2016, and more recently at the Annual Parish Meeting held on 7th March 2016.</p>	The site has a physical connection being located adjoining residential dwellings.
Site area (10ha or less)		Yes, the site area is approximately 6600m ² .
Demonstrably special:	A vital feature of the village character is its open views allowing the agricultural countryside to blend into the village as one travels away from the Green and the Conservation and Settlement policy areas.	

<ul style="list-style-type: none"> • Beauty 	<p>This open space has particular importance in affording open views across farmland to the Greensand Ridge beyond.</p> <p>Together with the other sites submitted it defines the character and heritage of the village by providing a gradually opening aspect of the Cople and Southill roads through the settlement policy area.</p> <p>Cardington is the last discreet rural village when approaching Bedford from the South East. The soft transition from Open Countryside through the village creates a “gateway” to the Urban conurbations beyond which depends on the gentle visual transition provided by the Village Open spaces. This is not only appreciated by parishioners but also the many visitors to the Village who regularly visit the village amenities such as the village historic pub, farm shop, R101 memorial and St Mary’s Parish Church.</p>	<p>The site is open grassland and is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>This open space together with others submitted is important in creating a tranquil safe and attractive environment for the many walkers, cyclists and horse riders who use the village roads. The village is also host to two cycling clubs who are located within the village who together with individual cyclists appreciate this designated quiet road on the Bedford & Kempston safe cycling route map.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>This view is of particular importance as it provides an open aspect to farmland and the Greensand Ridge to the South East and provides a soft approach to the village from the Southill Road.</p>	<p>The site is on the edge of the village but adjoins a busy road through the village so is not considered to be tranquil as outlined in the methodology.</p>

<ul style="list-style-type: none"> Wildlife 	The general richness of wildlife in this rural village is evidenced by the presence of predators including foxes, buzzards, red kites and owls who are attracted by the prey that thrives in this generally open area.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses are no more than 20 metres across the Southill Road.	Yes, the site is on the edge of the built up part of the village but within 300m walking distance from a large number of dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for designation.



Looking southeast



Looking south

CARDINGTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 206 Site name – village green, The Green and Southill Road	Fail – village green				No
Site number - 207 Site name – land at Cople Road	Pass	Yes	No	Yes	No
Site number - 208 Site name – land adj Cottage Farm Nursery, Cople Rd	Pass	Yes	No	Yes	No
Site number - 209 Site name – land between 310 and 308 Cople Rd	Pass	Yes	No	Yes	No
Site number - 210 Site name – land to south of 1 Jubilee Cottages, Cople Rd	Pass	Yes	No	Yes	No
Site number - 211 Site name – land to north of Jubilee Cottages, Cople Rd	Pass	Yes	No	Yes	No

CARDINGTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 212 Site name – land to the south of Southill Farm Shop	Pass	Yes	No	Yes	No
Site number - 213 Site name – land to the north of Southill Farm Shop	Pass	Yes	No	Yes	No
Site number - 214 Site name – land on Southill Road	Pass	Yes	No	Yes	No
Site number - 215 Site name – land to the south of Southill Road	Pass	Yes	No	Yes	No

CARLTON PARISH

Site number - 18

Site name – land adjacent to Church, Turvey Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the western boundary and part of the northern boundary
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	The field in question is between the church which sits on the edge of the village and the village itself. This means that the church sits on its own surrounded by fields, which is part of its local character and uniqueness and any development would destroy this.	The site sits between the church and the built up area of Carlton, however is not considered to have a connection with the local area.
Site area (10ha or less)		Yes, the site is approximately 5.9 ha.
Demonstrably special:	Surrounded by a public footpath, and is between the church and village as an area of beauty and tranquillity. The church currently sits in the middle of fields and if development was allowed would lose its character.	
• Beauty		
• Historic significance		
• Recreational value	Surrounded on two sides by a public footpath, which the Parish Council maintain via contractor twice yearly to ensure it can be used, this is not done on any other footpath in the parish.	No information has been submitted to evidence the recreational value of the site. A public footpath is not part of the criterion.
• Tranquillity	Peaceful walk between the village and the church which needs to be preserved. The church is in the middle of fields and it would lose its character of any development is allowed	The site is not considered to be tranquil as it is adjacent to residential properties and a busy road.
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves	200 m	No, the site is over 450m from the closest property on High St using the footpath along the road and over 350m if measured using the public footpath from High Street.

Overall assessment – NOT RECOMMEND FOR DESIGNATION

The site is not considered to meet the criteria for designation



Looking south west to the village from the road frontage



Looking north along the road frontage of the site



Panoramic view from the road frontage

CARLTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 18 Site name – land adjacent to Church, Turvey Road	Pass	No	No	No	No

CLAPHAM PARISH

Site number - 7**Site name – Clapham allotments**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument	No	No
Public Right of Way		A public footpath crosses the site.
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Important community space in the centre of a densely populated village, providing recreation, a wildlife haven, an opportunity to grow food &	The site has a physical connection being located adjoining residential premises and a social connection providing a recreational space.

	tranquillity.	
Site area (10ha or less)		Yes, the site area is 6.48ha
Demonstrably special:	Well used allotment site – approximately 160 tenants Recreational space recently upgraded as a community project. Popular dog exercise area helping reduce dog fouling in the village	
• Beauty		
• Historic significance		
• Recreational value	Continuously used as allotments for over 80 years. Environmentally POS incorporating community orchard. Space to exercise dogs.	An active allotment site which meets the criteria being a community garden.
• Tranquillity		
• Wildlife	Millennium Park is a wildlife friendly space, planted with native Bedfordshire fruit trees	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves		Yes, the site is located in the middle of the village, surrounded by residential dwellings.

Overall assessment – **RECOMMEND FOR DESIGNATION**

The site is considered to meet the criteria.



Panoramic view of the site from entrance off High St



Notice board and a memorial bench at the front of the site off High St

Site number – 8**Site name - Millennium playing field**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the northern boundary of the site
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Provides sport & leisure facilities for children & young people & has been the base for the Colts Football Club for over 20 years. Very well used green space in the centre of the village	The site has a physical connection being located adjoining residential dwellings.
Site area (10ha or less)		Yes, the site area is approximately 3.4ha.
Demonstrably special:	Provides sports facilities for Colts Football Club and 3 adult teams play equipment and an informal green space	

• Beauty		
• Historic significance		
• Recreational value	Very well used, easily accessible playing field in the centre of the village	The site is used as a children's play area and football fields. There is also some seating area adjacent to the children's play area and a basketball court. The play equipment caters for younger and older children with a range of equipment.
• Tranquillity	Important green space in the centre of a densely populated village	The site is surrounded by residential dwellings and in the centre of the village so is not considered to meet the criteria for tranquillity.
• Wildlife		
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	yes	Yes, the site is located adjacent to residential premises and in the centre of the village.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Panoramic view of the site



Children's play area

Site number - 9**Site name – Clapham Park Wood**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the western edge and the part of the eastern boundary of the site
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Important green space supporting local wildlife and providing part of the green corridor between Bedford & Clapham. Well used as a recreational site by walkers/dog walkers and for educational events.	The site is some distance from the main built up part of the village of Clapham, however it is located closer to the Woodlands Park development, Clapham Park Estate and housing on Carriage Drive. The site has a physical connection adjoining residential premises to the south.
Site area (10ha or less)		No, the site area is approximately 16.3 ha.
Demonstrably special:	Well used recreational site. Native species seed	

	collection site.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	Ancient broadleaved woodland first recorded in 1279 managed by the County/Borough Council since 1978. Tree species include ash, birch, hazel, maple, oak & willow.	While the site inspection showed dense woodland, no evidence has been provided as to the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	Wood has been used since 1978 as a demonstration woodland with public access encouraged. Signs & information boards have been erected and public events such as seed gathering organised.	No evidence of public seed gathering events have been provided. There was some signage in the area off Ashmead Avenue and there are trails through the woodland. The site is not considered to meet the criteria for recreational value as outlined in the methodology.
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 	Contains native species including orchids, brown hare, field mice, voles, shrews, green woodpeckers and brimstone, peacock, comma and speckled wood butterflies. The wood was historically noted for its butterflies with rare species recorded in the late 18 th & early 19 th centuries. 17 species of butterfly were recorded in 1985 and 51 species of moth in 1995. Plant surveys in 1984 and 1994 noted 110 different plant species on each occasion. A Common bird Census has been carried out since 1983 with 49 different species recorded. BRMC has recorded 31 species of birds and 16 species of butterflies and moths. The site is a Local Nature Reserve and the Borough Countryside Service has a detailed Management Plan for the wood.	Part of the site has been recognised as a County Wildlife Site. No further evidence has been provided that meets the criteria for wildlife, however the area to the south is considered to join in with the existing County Wildlife Site.
CWS or Local Geological Site		Yes, the majority of the site is designated as Clapham Park Wood CWS.
The site is in within 300 m of the community it serves	0 adjoins Hawk Drive	Yes, the site adjoins dwellings to the south and is within 300m walking distance of residential premises at the end of Carron Road.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria. Only part of the site is designated as a County Wildlife Site and the southern area that adjoins St Thomas More School is considered to provide a link to the County Wildlife Site.



Looking into wood from end of tarmac path at entrance to the wood off Ashmead Avenue



A ride in the middle of the wood.

Site number - 10**Site name – Clapham Green Burial Ground, Milton Rd**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	A burial ground for Clapham residents is important as the cemetery adjacent to the church is full and residents want to be interred in their own village to maintain their family's local connection. Grave burials in the Green Lane cemetery have not been possible for several years. The new site is due to be open for use in August 2015 and will provide the opportunity for	The site is considered to be physically located adjoining residential dwellings to the south.

	the more environmentally friendly woodland burials and scattering of ashes in the woodland as well as conventional grave and ashes plots.	
Site area (10ha or less)		Yes, the site is approximately 2 ha
Demonstrably special:	Site has been used by local walkers/dog walkers for many years and is a popular location for the new burial ground opening in 2015. Of those who completed the recent NDP questionnaire, 72% considered the new burial ground as an important green space.	
• Beauty		
• Historic significance		
• Recreational value	Priory Rangers have advised that the burial ground is an integral part of Browns Wood Local Nature Reserve. In 1995 the site ceased to be farmed and was developed as a local nature reserve so it has been used for recreation for at least 20 years. Residents regularly walk and exercise dogs and will also use the site to visit relatives' graves. Part of the site is used by Lincroft School for orienteering and was used in 2012 for a joint Jubilee Beacon Lighting event with Oakley.	No information has been submitted to evidence the recreational value of the site. The site was not publicly accessible as the gate was locked at the time of the site inspection. The Parish Council have stated in their response to the 2017 consultation that the vehicle gate was locked due to previous trespassing on the site and there are always two pedestrian accesses into the field which are permanently open.
• Tranquillity	A peaceful open site providing an appropriate setting for grieving families and those remembering their loved ones. Also regularly used by walkers/dog walkers.	The site is located adjacent to two roads, however the road to the Thurleigh Business Park is private and the vehicle access is currently closed. The other road frontage is the main road into Clapham and housing development to the south is visible which is not considered to be tranquil in accordance with the methodology.
• Wildlife	The site is being managed in an environmentally friendly way to encourage local wildlife. Recorders from the Bedfordshire Natural History Society will be visiting the site on 05.08.15 to carry out survey work. They have done surveys here in the past to	No information has been provided to evidence the wildlife value of the site.

	map how the site is changing. BRMC has recorded small heath & white hair streak butterflies, kestrels, swallows & weasels and butterfly orchids on the site. A bird's nest orchid has also been sighted this year.	
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	200m from either Milton Road or Twinwood Road	It is adjacent to residential, dwellings to the south, but on the edge of the village and some distance from the main part of the Clapham village.

Overall assessment - **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Entrance sign



View beyond the locked gate.

Site number - 11**Site name – west of the Glebe**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Part of the site (children's play areas) is designated as Village Open Spaces.

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Very well used green space in an area of the village at a distance from the central open space. Safe & accessible recreational space for children & young people.	The site is considered to have a physical connection adjoining residential premises to the east.
Site area (10ha or less)		Yes, the site has an area of approximately 2.6 ha.
Demonstrably special:	Well used playing field for development of 285 houses on the edge of the village	

• Beauty		
• Historic significance		
• Recreational value	Important green space in a densely settled estate providing easily accessible sport & leisure facilities	There are three children's play areas within this site that cater for a range of ages.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves		Yes, the site is adjacent to housing development

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



View from The Glebe looking west towards the play area



Looking north along the western edge of the site



Looking north with the path people have used evident on the right hand side



Play area off Spriggs Close



Play area off Summers Close



Play area off The Glebe

Site number – 12

Site name – Riverside gardens

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Part of the site is designated as a Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Well used recreation space with the only public access to the river	The site has a physical connection being located adjoining existing residential premises and a social connection being a public park.
Site area (10ha or less)		Yes, the site is approximately 2200m2.
Demonstrably special:	Only public access to the river, well used by families	
• Beauty		

• Historic significance		
• Recreational value	Important open space providing access to the river	The site provides a public garden with a number of benches throughout the site orientated towards the river.
• Tranquillity	Peaceful open space in the centre of a densely populated village	The site is not considered to be tranquil located adjacent to residential premises, a car garage and the main road in the village.
• Wildlife		
CWS or Local Geological Site		
The site is in within 300 m of the community it serves		Yes, the site is located between residential developments and is located in the middle of the village.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Site adjoining High Street



Area adjoining the river

CLAPHAM SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 7 Site name – Clapham allotments	Pass	Yes	Yes – recreational value	Yes	Yes
Site number – 8 Site name - Millennium playing field	Pass	Yes	Yes – recreational value	Yes	Yes
Site number - 9 Site name – Clapham Park Wood	Pass	Yes	Yes – wildlife value	Yes	Yes
Site number - 10 Site name – Clapham Green Burial Ground, Milton Rd	Pass	Yes	No	Yes	No
Site number - 11 Site name – west of the Glebe	Pass	Yes	Yes – recreational value	Yes	Yes
Site number – 12 Site name – Riverside gardens	Pass	Yes	Yes – recreational value	Yes	Yes

DEAN AND SHELTON PARISH

Site number - 105

Site name – land adjacent Eileen Wade Lower School

Has the site been submitted in the Call for Sites?	Yes, site number 90
Is the site currently designated as a Village Open Space or an Urban Open Space	Part of the site is Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the northern boundary of the site.
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	Residents can often be seen walking the footpath of standing on the High Street looking up the field at the animals or just the space open vista. The location of area 092 could not be more geographically central to the village of Upper Dean. It borders directly on to the High Street and is within 100metres of the School; the Church; the War Memorial; the bus stop, post box and the telephone box. It is also central to the momentum of village life. Villagers pass through or by it every single day for a variety of reasons; taking children to school; going to church; catching the bus or walking the dog. Footpath FPD7 runs from the High Street, along the long North Eastern border of the land and up, out of the valley in which Upper Dean lies, on to the higher farm land plateau beyond. Many villagers use this path as part of the many circular walking routes that surround the village.	The site only has a physical connection being located in the centre of the village and adjoining residential premises and the school.
Site area (10ha or less)		Yes, the site area is approximately 8000m2.

Demonstrably special:	<p>“The open nature of the centre of the village and the absence of development in depth creates a general impression of the countryside as the dominant feature rather than the buildings. The generally well-treed nature of the village enhances that effect as do other features set against empty fields. In Upper Dean.....the important features are the open fields enclosed by trees and hedges. These open areas are at the heart of the village and should be retained.” “The open fields allow views of the open countryside” “It is essential to keep open the fields between High Street and Brrok Lane and retain the trees and hedges generally” – Extracts from the Upper Dean Conservation Area Statement prepared by North Bedfordshire Borough Council 1987</p>	
<ul style="list-style-type: none"> • Beauty 	See above	
<ul style="list-style-type: none"> • Historic significance 	<p>This field has been an open space in the village for many hundreds of years. Dean is mentioned in the Domesday Book and all available maps show this land as unimproved grassland in the village. This includes the Enclosure Map 1802, available from Bedford Borough Council.</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 	<p>Public footpath (FPD7) runs along one side, from High Street up and out of the valley in which Upper Dean sits to the open farm land at the crest</p>	<p>No information has been submitted to evidence the recreational value of the site. A public footpath is not part of the criterion for recreational value.</p>

<ul style="list-style-type: none"> • Tranquillity 	<p>A survey and map produced by the Campaign to Protect Rural England in 2007 shows the area of Upper Dean to be amongst the most tranquil of any areas in the County.</p> <p>This open green space does much to promote this sense of tranquillity, openness and closeness to nature in the village. The vast majority of the community live in Upper Dean because they appreciate the wide open spaces and skies of the area.</p>	<p>The site is in the centre of the village and is located adjacent to the school and residential premises so is not considered to be relatively free from noise disturbance as outlined in the methodology.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>The hedges that border the field on the South West and South East sides are part of this ancient landscape and are hedges with a high degree of biodiversity.</p> <p>Red kites, barn and/or tawny owls regularly hunt the field. Foxes, wild pheasants, deer and hares are seen regularly as are many varieties of bird and butterfly. This green space, by its location within the village, provides an important wildlife habitat that is exceptionally accessible to local people, and its proximity to the High Street means that the diverse wildlife which it harbours is encouraged into the very heart of the rural community. Examples of the varied wildlife that inhabit this open space are: Barn owl recorded with Barn Owl Trust – these can often be seen at dawn or dusk quartering the field and, occasionally, stooping to take prey. Swallows - migrate to this area annually. Although they do not nest here the field provides a rich food source of flies and midges. This year up to thirty swallows can be seen perched on the cables running across the field. Bats can be seen at dusk on summer evenings overflying the field. Brown Hare have been seen at various times and recorded with the Hare Preservation Trust. This year, for the first time, Turtle Doves have been seen and heard in the field and are thought to be nesting in the Southernmost corner. Their presence has been recorded with the RSPB. Bull finches have been seen nesting in the hedge on the South West side of the field. Sparrow hawks, Red kites, Buzzards and Kestrels all regularly overfly the field and take prey on occasion. Weasels, hedgehogs, voles and stoats have also</p>	<p>While a lot of information has been provided as to the wildlife on the site, no documented and verified records have been provided to evidence the wildlife value of the site.</p>
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	<p>been seen from time to time.</p> <p>Plant life in the field includes the bee orchid and ragwort - home to the Cinnabar Moth numbers of which (according to the Wild Life Trust) have fallen by 83% in the last 35 years. Butterflies that can regularly be seen during the summer include Orange Tip, Meadow Brown and Peacock.</p> <p>The Land Character Assessment carried out on behalf of Bedford Borough Council in 2014 describes this whole area as Riseley Clay Farmland. It lists various features and characteristics and states that;</p> <ul style="list-style-type: none"> • Unimproved farmland would have been a feature of this area in the past and small areas remain as species rich neutral grassland. • The openness and wide views are given variety by the subtly changing landform and scattered woodlands. <p>It also highlights the following Strategic Sensitivities of the Landscape:</p> <ul style="list-style-type: none"> • Fields close to settlements are vulnerable to subdivision. • The pattern of dispersed farmsteads and rural villages is vulnerable to infill development along roads. • Areas of ecological value including ancient woodlands and unimproved grassland. • The tranquil rural nature of the landscape which is vulnerable to urban influence. <p>And finally it proposes the following strategy:</p> <ul style="list-style-type: none"> • Conserve the open rural landscape with its scattered small-scale settlements and ancient woodlands and grasslands of high biodiversity. • Conserve the historic field pattern and avoid 	
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	further enlargement or subdivision. <ul style="list-style-type: none"> • Conserve the existing neutral unimproved grassland sites and take opportunities to extend these. 	
CWS or Local Geological Site		No
Within 300m of community it serves	Part of the community i.e. adjacent to various properties. Less than 50 metres to the nearest property or road.	Yes, the site is located in the centre of the village, opposite residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking from the road frontage



The site from the road frontage

Site number - 106

Site name – field to rear of lower school

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character		
Site area (10ha or less)		Yes, the site area is approximately 2.2ha.

Demonstrably special:	<p>“The open nature of the centre of the village and the absence of development in depth creates a general impression of the countryside as the dominant feature rather than the buildings. The generally well-treed nature of the village enhances that effect as do other features set against empty fields. In Upper Dean.....the important features are the open fields enclosed by trees and hedges. These open areas are at the heart of the village and should be retained.” “The open fields allow views of the open countryside” “It is essential to keep open the fields between High Street and Brook Lane and retain the trees and hedges generally”– Extracts from the Upper Dean Conservation Area Statement prepared by North Bedfordshire Borough Council 1987</p>	
<ul style="list-style-type: none"> • Beauty 	See above	
<ul style="list-style-type: none"> • Historic significance 	<p>Has been an open space since the village was founded. This field has been an open space adjacent to the village for many hundreds of years. Dean is mentioned in the Domesday Book and all available maps show this land as unimproved grassland in the village. This includes the Enclosure Map 1802, available from Bedford Borough Council.</p>	<p>No information has been submitted to evidence the historic value of the site.</p>
<ul style="list-style-type: none"> • Recreational value 	<p>Used for bonfire and other celebrations. Camping and Play area for school children</p>	<p>The site is not publicly accessible so is not considered to meet the criteria for recreational value as outlined in the methodology.</p>

<ul style="list-style-type: none"> • Tranquillity 	<p>A survey and map produced by the Campaign to Protect Rural England in 2007 shows the area of Upper Dean to be amongst the most tranquil of any areas in the County.</p> <p>This open green space does much to promote this sense of tranquillity, openness and closeness to nature in the village. The vast majority of the community live in Upper Dean because they appreciate the wide open spaces and skies of the area.</p>	<p>The site is an open vacant field located to the rear of the school site away from the noise disturbance of the road.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>This green space provides an important wildlife habitat. Examples of the varied wildlife that inhabit this open space are: Barn owls recorded with Barn Owl Trust – these can often be seen at dawn or dusk quartering the field and, occasionally, stooping to take prey. Bats can be seen at dusk on summer evenings overflying the field. Brown Hare have been seen at various times and recorded with the Hare Preservation Trust. Sparrow hawks, Red kites, Buzzards and Kestrels all regularly overfly the field and take prey on occasion. Weasels, hedgehogs, voles and stoats have also been seen from time to time. Butterflies that can regularly be seen during the summer include Orange Tip, Meadow Brown and Peacock. The Land Character Assessment carried out on behalf of Bedford Borough Council in 2014 describes this whole area as Riseley Clay Farmland. It lists various features and characteristics and states that;</p> <ul style="list-style-type: none"> • Unimproved farmland would have been a feature of this area in the past and small areas remain as species rich neutral grassland. • The openness and wide views are given variety by the subtly changing landform and scattered woodlands. <p>It also highlights the following Strategic Sensitivities of the Landscape:</p> <ul style="list-style-type: none"> • Fields close to settlements are vulnerable to subdivision. • The pattern of dispersed farmsteads and rural villages is vulnerable to infill development along roads. • Areas of ecological value including ancient woodlands and unimproved grassland. 	<p>Whilst information has been provided as to the wildlife on the site, no documents have been provided to evidence the wildlife value of the site.</p>
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	<ul style="list-style-type: none"> • The tranquil rural nature of the landscape which is vulnerable to urban influence. <p>And finally it proposes the following strategy:</p> <ul style="list-style-type: none"> • Conserve the open rural landscape with its scattered small-scale settlements and ancient woodlands and grasslands of high biodiversity. • Conserve the historic field pattern and avoid further enlargement or subdivision. • Conserve the existing neutral unimproved grassland sites and take opportunities to extend these. 	
CWS or Local Geological Site		No
Within 300m of community it serves	Part of the community i.e. adjacent to various properties. Less than 50 metres to the nearest property or road.	Yes, the site is within 30m of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for designation.



Along the eastern boundary of the site



Looking north from the edge of the site. It was not possible to view the site from the public footpaths

Site number - 107

Site name – between Park Close and The Grange

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Many residents walk these paths taking in the tranquil and open vista and looking at wildlife.	The site has a physical connection being located between residential dwellings and located in the middle of the village.
Site area (10ha or less)		Yes, the site area is approximately 4600m ² .

Demonstrably special:	<i>“The open nature of the centre of the village and the absence of development in depth creates a general impression of the countryside as the dominant feature rather than the buildings. The generally well-treed nature of the village enhances that effect as do other features set against empty fields. In Upper Dean.....the important features are the open fields enclosed by trees and hedges. These open areas are at the heart of the village and should be retained.” “The open fields allow views of the open countryside” “It is essential to keep open the fields between High Street and Brook Lane and retain the trees and hedges generally”</i> – Extracts from the Upper Dean Conservation Area Statement prepared by North Bedfordshire Borough Council 1987	
• Beauty	See above	
• Historic significance	Has been an open space since the village was founded	No information has been provided to evidence the historic significance of the site.
• Recreational value	Footpaths FPD1, 2 and 4 cross this land, leading up from the from High Street up and out of the valley in which Upper Dean sits to the open farm land at the crest	No information has been submitted to evidence the recreational value of the site. There are no public footpaths crossing the site.
• Tranquillity	One of the most tranquil areas in Bedford Borough (according to Tranquillity Map)	The site is adjacent to the main road in the village so is not considered to be tranquil in accordance with the methodology.
• Wildlife	Red kites, barn and/or tawny owls regularly hunt the field. Wild pheasants, deer and hares are seen regularly as are many varieties of bird and butterfly.	A lot of information has been provided as to the wildlife on the site, no documented and verified records have been provided.
CWS or Local Geological Site		No

Within 300m of community it serves	Part of the community i.e. adjacent to various properties. Less than 50 metres to the nearest property or road.	Yes, the site is within 300m of residential properties.
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION.**

The site is not considered to meet the criteria for designation.



The site as viewed from the road frontage looking south. Could not view into the site



Notice board along the road frontage

DEAN AND SHELTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 105 Site name – land adjacent Eileen Wade Lower School	Pass	Yes	No	Yes	No
Site number - 106 Site name – field to rear of lower school	Pass	No	Yes – tranquillity?	Yes	No
Site number - 107 Site name – between Park Close and The Grange	Pass	Yes	No	Yes	No

ELSTOW PARISH

Site number – 158

Site name – play area off Elstow Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	no	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the southern boundary of the site.
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council assessment	Council assessment
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Local in character	It is important that this pocket of land which is in the middle of housing developments is not lost as it is an important area of great local value to retain the rural village of Elstow which is so historic	The site has a physical connection being located adjoining residential development.
Site area (10ha or less)		Yes, the site is approximately 1.3ha.
Demonstrably special:	The Council have selected these areas together as they form a very important and special area which separates Elstow from the urban sprawl of Bedford. It is special to the local community as this land is highly valued by the local community as it separates the two very different parts of the local area. The areas are also important local amenity and recreational areas. Area 145 has a play area located on it.	
• Beauty		
• Historic significance		
• Recreational value	The land at 145 is used for a play area	The site area meets the criteria for recreational value with a children's play area on the site.
• Tranquillity		The site is adjoining residential premises, in the middle of an urban area and adjacent to the Bedford to London railway line so is not considered to be tranquil.
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	All areas within the community	Yes, the site adjoins residential premises.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The site looking to the north



The site looking to the south

Site number – 161

Site name – land east of Abbeyfields

Has the site been submitted in the Call for Sites?	Yes, site 161
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		Part of the site is a Scheduled Ancient Monument
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	It is important that this pocket of land which is fundamental to the view of the Abbey is retained as a protected green open space given the great significance of the Abbey as a building with such a wealth of recorded history.	The site only has a physical connection being located adjoining residential development.
Site area (10ha or less)		No, the site area is approximately 16ha.

Demonstrably special:	The Council have selected these areas together as they form a vital area which allows the views of the very special Elstow Abbey to be seen on the approach to Bedford via the A6 as well as more locally. This area is special to the local community as the Abbey is highly valued by not only the local community but nationally.	
<ul style="list-style-type: none"> Beauty 	The area adjacent to the Conservation Area.	The site is open grassland with some agriculture, but is not considered exceptional.

<ul style="list-style-type: none"> • Historic significance 	<p>The Abbey Church of St. Mary and St. Helena was originally part of a Benedictine Abbey. This was founded around 1080 by Judith, the niece of William the Conqueror, as an act of atonement for the execution of her husband Waltheof, a Saxon, whose connection with a plot against the King, Judith had inadvertently disclosed. The Abbey did not fall under the Act of Dissolution in 1536 but surrendered in 1539 when the Abbess and remaining nuns were granted pensions. In 1580 the Abbey was partially destroyed but part of the Norman nave survived and thus the Abbey Church became the Church to serve the village of Elstow. The Church, which was extensively restored in 1880, is of historic and architectural interest. There are stained glass windows in memory of John Bunyan depicting scenes from The Pilgrim's Progress and The Holy War. The perpendicular font at which John Bunyan was baptized in 1628 dates from around the 13th century. The detached bell tower is of the same century. The above is an extract which highlights the extreme importance of protecting the views of this unique building.</p>	<p>No information has evidence has been provided to evidence the historic significance of the site. The Abbey is not included in the sit boundary.</p>
<ul style="list-style-type: none"> • Recreational value 		
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		
Within 300m of community it serves	Some areas are adjacent.	Yes, the site adjoins residential premises to the north and is within 300 m of a large number of residential premises in the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for designation.



The site as viewed from Abbeyfields looking east



The site looking south east from Abbeyfields



The site as viewed from Wilstead Road looking west

Site number – 162

Site name – land behind Bunyan Hall and Red Lion Pub

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	no	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		Part of site has planning permission for new dwellings as part of the redevelopment of the old Elstow School. Application reference - 13/1291/MAF

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	It is important that this pocket of land which is in the middle of housing developments is not lost as it is an important area of great local value to retain the rural village of Elstow which is so historic	The site has a physical connection being located adjoining residential development.

Site area (10ha or less)		Yes, the site is approximately 1.8ha.
Demonstrably special:	The Council have selected these areas together as they form a very important and special area which separates Elstow from the urban sprawl of Bedford. It is special to the local community as this land is highly valued by the local community as it separates the two very different parts of the local area. The areas are also important local amenity and recreational areas. Area 149 is used for recreation and amenity.	
<ul style="list-style-type: none"> Beauty 	The area is within the Conservation Area which was recently reviewed	The site was not visible from the road, however as viewed from aerial photos, it is grass and a few trees so is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	The area is within the Conservation Area which was recently reviewed, it is adjacent to a number of listed buildings which were built in the 16 th and 17 th century. A number of properties in the village date from the 16th and 17th century. The area has a well known association with John Bunyan.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	the land At 149, is used by locals to play on	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	Areas 149, are known for there quietness and frequently visited by the locals to enjoy this aspect	The site is located in a dense urban area between residential premises and a pub car park so is not considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> Wildlife 		
CWS or Local Geological Site		
Within 300m of community it serves	All areas within the community	Yes, the site adjoins residential premises on both sides and is within 300 m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for designation.

No photo is available as the site was not accessible from the road frontage or public right of way.

Site number – 163

Site name – area behind High Street

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	It is important that this pocket of land which is in the middle of housing developments is not lost as it is an important area of great local value to retain the rural village of Elstow which is so historic.	This area has a physical connection adjoining residential premises to the north and south.
Site area (10ha or less)		Yes, the site is approximately 6000m2.

Demonstrably special:	The Council have selected these areas together as they form a very important and special area which separates Elstow from the urban sprawl of Bedford. It is special to the local community as this land is highly valued by the local community as it separates the two very different parts of the local area. The areas are also important local amenity and recreational areas. Area 150 has a seating area for locals and landscaping areas.	
• Beauty	The area is adjacent to the conservation Area which was recently reviewed	The area is occupied with grass and hedging along the boundary, but is not exceptional.
• Historic significance	The area has a well-known association with John Bunyan.	No information has been provided to evidence the historic significance of the site.
• Recreational value	the land at 150 and used by locals to play on	No information has been provided to evidence the recreational value of the site.
• Tranquillity	Areas 150 are known for there quietness and frequently visited by the locals to enjoy this aspect	While the site is surrounded by hedges, it is not considered to be tranquil as it is surrounded by residential properties and a busy road.
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	All areas within the community	Yes, the site is surrounded by residential premises and is within 300 m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking north east



The site looking to the south with new housing in the background

Site number – 164

Site name – area behind Bunyans Mead

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	It is important that this pocket of land which is in the middle of housing developments is not lost as it is an important area of great local value to retain the rural village of Elstow which is so historic.	The site has a physical connection being located between residential premises.

Site area (10ha or less)		Yes, the site is approximately 4500m2.
Demonstrably special:	The Council have selected these areas together as they form a very important and special area which separates Elstow from the urban sprawl of Bedford. It is special to the local community as this land is highly valued by the local community as it separates the two very different parts of the local area. The areas are also important local amenity and recreational areas. Area 145 has a play area located on it. Area 150 has a seating area for locals and landscaping areas. Area 149 and 151 are used for recreation and amenity, there is a seating area and it is a well used right of way by residents.	
<ul style="list-style-type: none"> Beauty 	The area is within the Conservation Area which was recently reviewed	The site is an open grassed area with some hedging along the boundaries but is not considered to be exceptional.
<ul style="list-style-type: none"> Historic significance 	The area is within the Conservation Area which was recently reviewed, it is adjacent to a number of listed buildings which were built in the 16 th and 17 th century. A number of properties in the village date from the 16th and 17th century. The area has a well known association with John Bunyan.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	This site at 151 is used by locals to play on	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	Areas 151 are known for there Quietness and frequently visited by the locals to enjoy this aspect	The site is not considered to be tranquil being located in between residential dwellings and located in the urban area.
<ul style="list-style-type: none"> Wildlife 		
CWS or Local Geological Site		

Within 300m of community it serves	All areas within the community	Yes, the site adjoins residential properties on both sides and is within 300 m of residential premises.
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Access to the site from Pilgrims Way



Looking south



Looking north

Site number – 165

Site name – play area Romsey Way

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	The assessment of the area which took place as part of the Allocations and Designations Local Plan evidence base identified the area and reasons for its designation as "(providing) a visual break between old and new development in Elstow to safeguard the local distinctiveness" and "the site provides a green corridor linking in with urban open space to the north". The Council fully support this must be retained by protecting these areas.	The site has a physical connection being located adjoining residential premises and a social connection with a recreation area.
Site area (10ha or less)		Yes, the site is approximately 2.6 ha.
Demonstrably special:	The Council have selected this area as it is a local community open space which is also an area where there is a MUGA and lots of play equipment so it important that these local features are retained.	
<ul style="list-style-type: none"> Beauty 	Part of this area is adjacent to the Conservation Area	The site is grass with some hedging and trees, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 		
<ul style="list-style-type: none"> Recreational value 	This area has a lot of play equipment on for the local children with the PC having invested a lot of money into this area. The Borough own this land, but the PC are responsible for the play equipment within the site	The site has a recreational use with children's play areas on the site.
<ul style="list-style-type: none"> Tranquillity 		
<ul style="list-style-type: none"> Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves	The areas are immediately adjacent to the local community	Yes, the site is adjacent to residential premises and within 300 m of a number of residential premises.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The children's play area



The site looking to the west

Site number – 166

Site name – land west of Abbeyfields

Has the site been submitted in the Call for Sites?	Yes, site number 103
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	It is important that this area of land which is fundamental to the view of the Abbey is retained as a protected green open space given the great significance of the Abbey as a building with such a wealth of recorded history.	It is not considered that the site is local in character as it has no connection to the local community. No information has been provided to evidence how the site is local in character.

Site area (10ha or less)		No. The site is approximately 22.5 ha. This is an extensive tract of land.
Demonstrably special:	The Council have selected these areas together as they form a vital area which allows the views of the very special Elstow Abbey to be seen on the approach to Bedford via the A6 as well as more locally. This area is special to the local community as the Abbey is highly valued by not only the local community but nationally.	
<ul style="list-style-type: none"> Beauty 	This area is adjacent to the Conservation Area	The site is a cultivated field which is not considered to be exceptional.
<ul style="list-style-type: none"> Historic significance 	The Abbey Church of St. Mary and St. Helena was originally part of a Benedictine Abbey. This was founded around 1080 by Judith, the niece of William the Conqueror, as an act of atonement for the execution of her husband Waltheof, a Saxon, whose connection with a plot against the King, Judith had inadvertently disclosed. The Abbey did not fall under the Act of Dissolution in 1536 but surrendered in 1539 when the Abbess and remaining nuns were granted pensions. In 1580 the Abbey was partially destroyed but part of the Norman nave survived and thus the Abbey Church became the Church to serve the village of Elstow. The Church, which was extensively restored in 1880, is of historic and architectural interest. There are stained glass windows in memory of John Bunyan depicting scenes from The Pilgrim's Progress and The Holy War. The perpendicular font at which John Bunyan was baptized in 1628 dates from around the 13th century. The detached bell tower is of the same century. The above is an extract which highlights the extreme importance of protecting the views of this unique building.	No information has been submitted to evidence the historic significance of the site. The Abbey Church is not located on the site.

• Recreational value		
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Some areas are adjacent. Approximately 200m from the community	The site is on the edge of the village and is not considered within walking distance of the main residential population.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking north from Abbeyfields



Looking south from Abbeyfields

Site number – 167

Site name – area behind Elstow Lodge

Has the site been submitted in the Call for Sites?	Yes, site number 99
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	The assessment of the area which took place as part of the Allocations and Designations Local Plan evidence base identified the area and reasons for its designation as "(providing) a visual break between old and new development in Elstow to safeguard the local distinctiveness" and "the site provides a green corridor linking in with urban open space to the north". The Council fully support this must be retained by protecting these areas.	The site has a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 7000m2.
Demonstrably special:	The Council have selected these areas as any such development would not preserve or enhance the setting of the identified listed buildings (Acacia Cottage, Village Farm House and associated barns, 193 Wilstead Road, Merrick Cottage and Lynn Farmhouse) and would thus be both contrary to Local Plan Policy BE21 and section 66 of - 79 - the Planning (LB and CA) Act 1990. The semi-rural setting of the identified listed buildings would be undermined through a development of this scale. The historical significance of the area is well documented.	
<ul style="list-style-type: none"> Beauty 	Part of this area is adjacent to the Conservation Area	The site is currently occupied by grassland and at the time of the site visit was occupied by horses. The site is not considered exceptional.

<ul style="list-style-type: none"> • Historic significance 	<p>The area includes investigations which have identified remains of Late Neolithic/Early Bronze Age ring ditches, an Iron Age settlement, and settlement from the Saxon through Medieval period also. In addition to this the HER records the presence of a possible small Quaker burial ground within the area marked as 155 on the map. There are traces of gravestones are recorded as being visible possibly as late as the 1950s in local newspaper articles.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 		
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		
Within 300m of community it serves	<p>The areas are immediately adjacent to the local community.</p>	<p>Yes, the area is adjacent to residential properties on Wilstead Road and to the east of the site and is within 300 m of a large number of residential properties.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from Romsey Way open space looking to the north



The site as viewed from Wilstead Road

Site number – 168

Site name – Village Farm, High Street

Has the site been submitted in the Call for Sites?	Yes, site 102
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	The assessment of the area which took place as part of the Allocations and Designations Local Plan evidence base identified the area and reasons for its designation as "(providing) a visual break between old and new development in Elstow to safeguard the local distinctiveness" and "the site provides a green corridor linking in with urban open space to the north". The Council fully support this must be retained by protecting these areas.	The site has a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 2.3 ha.
Demonstrably special:	The Council have selected these areas as any such development would not preserve or enhance the setting of the identified listed buildings (Acacia Cottage, Village Farm House and associated barns, 193 Wilstead Road, Merrick Cottage and Lynn Farmhouse) and would thus be both contrary to Local Plan Policy BE21 and section 66 of - 79 - the Planning (LB and CA) Act 1990. The semi-rural setting of the identified listed buildings would be undermined through a development of this scale. The historical significance of the area is well documented.	
<ul style="list-style-type: none"> Beauty 	Part of this area is adjacent to the Conservation Area	The site is vacant grassed field so is not considered to be exceptional.

<ul style="list-style-type: none"> • Historic significance 	<p>The area includes investigations which have identified remains of Late Neolithic/Early Bronze Age ring ditches, an Iron Age settlement, and settlement from the Saxon through Medieval period also. In addition to this the HER records the presence of a possible small Quaker burial ground within the area marked As 155 on the map. There are traces of gravestones are recorded as being visible possibly as late as the 1950s in local newspaper articles.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 		
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		
Within 300m of community it serves	The areas are immediately adjacent to the local community.	Yes, the area is adjacent to a number of residential dwellings and within 300m of a large number of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from Abbeyfields



The site as viewed from Wilstead Road.

Site number – 169

Site name – Lynn Farm, High Street

Has the site been submitted in the Call for Sites?	Yes, site number 100
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	The assessment of the area which took place as part of the Allocations and Designations Local Plan evidence base identified the area and reasons for its designation as "(providing) a visual break between old and new development in Elstow to safeguard the local distinctiveness" and "the site provides a green corridor linking in with urban open space to the north". The Council fully support this must be retained by protecting these areas.	The site has a physical connection as it is located adjoining residential premises and the recreation ground.
Site area (10ha or less)		Yes, the site is approximately 1ha.
Demonstrably special:	The Council have selected these areas as any such development would not preserve or enhance the setting of the identified listed buildings (Acacia Cottage, Village Farm House and associated barns, 193 Wilstead Road, Merrick Cottage and Lynn Farmhouse) and would thus be both contrary to Local Plan Policy BE21 and section 66 of - 79 - the Planning (LB and CA) Act 1990. The semi-rural setting of the identified listed buildings would be undermined through a development of this scale. The historical significance of the area is well documented.	
<ul style="list-style-type: none"> Beauty 	Part of this area is adjacent to the Conservation Area	The site could not be viewed from the road frontage, but as viewed from the aerial photos is a grassed area with trees, but is not considered to be demonstrably special.

<ul style="list-style-type: none"> • Historic significance 	<p>The area includes investigations which have identified remains of Late Neolithic/Early Bronze Age ring ditches, an Iron Age settlement, and settlement from the Saxon through Medieval period also. In addition to this the HER records the presence of a possible small Quaker burial ground within the area marked As 155 on the map. There are traces of gravestones are recorded as being visible possibly as late as the 1950s in local newspaper articles.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 		
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		
Within 300m of community it serves	The areas are immediately adjacent to the local community.	Yes, the site is separated from the main built up part of Elstow, but is located within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.

The site was not visible from the road frontage or public rights of way.

Site number – 170

Site name – land around Pear Tree Farm

Has the site been submitted in the Call for Sites?	Yes, part of the site. Site number 104.
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	The assessment of the area which took place as part of the Allocations and Designations Local Plan evidence base identified the area and reasons for its designation as "(providing) a visual break between old and new development in Elstow to safeguard the local distinctiveness" and "the site provides a green corridor linking in with urban open space to the north". The Council fully support this must be retained by protecting these areas.	The site has a physical connection as it is located adjacent to residential premises to the east of the site.
Site area (10ha or less)		Yes, the site is approximately 7.3ha
Demonstrably special:	The Council have selected these areas as any such development would not preserve or enhance the setting of the identified listed buildings (Acacia Cottage, Village Farm House and associated barns, 193 Wilstead Road, Merrick Cottage and Lynn Farmhouse) and would thus be both contrary to Local Plan Policy BE21 and section 66 of - 79 - the Planning (LB and CA) Act 1990. The semi-rural setting of the identified listed buildings would be undermined through a development of this scale. The historical significance of the area is well documented.	
<ul style="list-style-type: none"> Beauty 	Part of this area is adjacent to the Conservation Area	The site is a farm area with cultivated areas, grassland and trees but is not considered exceptional.

<ul style="list-style-type: none"> • Historic significance 	<p>The area includes investigations which have identified remains of Late Neolithic/Early Bronze Age ring ditches, an Iron Age settlement, and settlement from the Saxon through Medieval period also. In addition to this the HER records the presence of a possible small Quaker burial ground within the area marked As 155 on the map. There are traces of gravestones are recorded as being visible possibly as late as the 1950s in local newspaper articles.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 		
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		
Within 300m of community it serves	The areas are immediately adjacent to the local community	Yes, the site is opposite and adjacent dwellings and within 300 m from residential dwellings in the southern part of Elstow village

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for a Local Green Space.



The site as viewed from the northern part of Wilstead Road



The site as viewed from the southern end of Wilstead Road.

Site number – 171

Site name – Elstow Playing Field

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	This a key focal point of the village given the recreational value of the land and the asset the area is to the village, it needs to be protected.	The site has a social connection in the community providing a recreational facility.
Site area (10ha or less)		Yes, the site is approximately 2.6 ha.

Demonstrably special:	The Council have selected this area as it is a local community open space which is also an area where there is pitch provision and a local play area for smaller children. It is run by the Elstow Playing Field Association who are trustees of the land.	
• Beauty		
• Historic significance		
• Recreational value	This area has a lot of play equipment on for the local children with it being a great asset to the village. The pitches are well used by local clubs for both senior and junior teams.	The site has a current recreational use with children's play area, cricket and football pitches.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	The areas are immediately adjacent to the local community	The site is located opposite housing on Wilstead Road and is within 300 m of residential premises.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The children's play area



The pitches on the site with cricket pitches and football posts visible in the background.

Site number – 172

Site name – land south of Wilstead Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	The assessment of the area which took place as part of the Allocations and Designations Local Plan evidence base identified the area and reasons for its designation as "(providing) a visual break between old and new development in Elstow to safeguard the local distinctiveness" and "the site provides a green corridor linking in with urban open space to the north". The Council fully support this must be retained by protecting these areas.	The site is not considered to be local in character as it is not considered to have any connection with the local community.
Site area (10ha or less)		Yes, the site is approximately 7ha.
Demonstrably special:	The Council have selected these areas as any such development would not preserve or enhance the setting of the identified listed buildings (Acacia Cottage, Village Farm House and associated barns, 193 Wilstead Road, Merrick Cottage and Lynn Farmhouse) and would thus be both contrary to Local Plan Policy BE21 and section 66 of - 79 - the Planning (LB and CA) Act 1990. The semi-rural setting of the identified listed buildings would be undermined through a development of this scale. The historical significance of the area is well documented.	
<ul style="list-style-type: none"> Beauty 	Part of this area is adjacent to the Conservation Area	The site is a cultivated field however is not considered exceptional.

<ul style="list-style-type: none"> • Historic significance 	<p>The area includes investigations which have identified remains of Late Neolithic/Early Bronze Age ring ditches, an Iron Age settlement, and settlement from the Saxon through Medieval period also. In addition to this the HER records the presence of a possible small Quaker burial ground within the area marked As 155 on the map. There are traces of gravestones are recorded as being visible possibly as late as the 1950s in local newspaper articles.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 		
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		
Within 300m of community it serves	The areas are immediately adjacent to the local community	Yes, the site is on the edge of Elstow but residential premises are within 300m on South Avenue and Moss Lane.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking west from Moss Lane

ELSTOW SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number – 158 Site name – play area off Elstow Road	Pass	Yes	Yes – recreational value	Yes	Yes
Site number – 161 Site name – land east of Abbeyfields	Pass	Yes	No	Yes	No
Site number – 162 Site name – land behind Bunyan Hall and Red Lion Pub	Pass	Yes	No	Yes	No
Site number – 163 Site name – area behind High Street	Pass	Yes	No	Yes	No
Site number – 164 Site name – area behind Bunyans Mead	Pass	Yes	No	Yes	No
Site number – 165 Site name – play area Romsey Way	Pass	Yes	Yes – recreational value	Yes	Yes
Site number – 166 Site name – land west of Abbeyfields	Pass	No	No	No	No

ELSTOW SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number – 167 Site name – area behind Elstow Lodge	Pass	Yes	No	Yes	No
Site number – 168 Site name – Village Farm, High Street	Pass	Yes	No	Yes	No
Site number – 169 Site name – Lynn Farm, High Street	Pass	Yes	No	Yes	No
Site number – 170 Site name – land around Pear Tree Farm	Pass	Yes	No	Yes	No
Site number – 171 Site name – Elstow Playing Field	Pass	Yes	Yes – recreation value	Yes	Yes
Site number – 172 Site name – land south of Wilstead Road	Pass	No	No	Yes	No

FELMERSHAM AND RADWELL PARISH

Site number – 189

Site name – land off Memorial Lane

Has the site been submitted in the Call for Sites?	Yes, on part of the site. The site number is 110.
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	See above	The site is only considered to have a physical connection as it adjoins residential development.

Site area (10ha or less)		Yes, the site is approximately 1.4ha in size.
Demonstrably special:	This land although bounded by houses on 3 sides is one of the last open green spaces with the village development. It adds character to the physical nature of Memorial Lane and ensures glimpses of St Marys Church from the higher ground to the South.	
<ul style="list-style-type: none"> Beauty 	This land although bounded by houses on 3 sides is one of the last open green spaces with the village development. It adds character to the physical nature of Memorial Lane and ensures glimpses of St Marys Church from the higher ground to the South.	It is not considered that the site meets the criteria as it is an open field.
<ul style="list-style-type: none"> Historic significance 	It is the only remaining green area remaining from when Harrowdene Farm was a working farm and latterly a pasture for horses.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The owner has permitted the area adjacent to Memorial Lane to be used for car parking for village events in the absence of sufficient car parking at the Village Hall. The same area has been used as a site for the Village Fete.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	Site ensures that Memorial Lane remains one of the most quiet rural walking routes within the village.	The site is not considered tranquil as it is surrounded by residential development.
<ul style="list-style-type: none"> Wildlife 	As unfarmed but maintained pasture land the area has a rich diversity of wildlife.	There has been no information submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Surrounding adjacent houses are no more than 20 metres. The East end of Harrowdene Paddocks opens onto Memorial Lane, Felmersham	Yes, the site adjoins residential development, however it is located on the edge of the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The site as viewed from Memorial Lane, looking south



The site as viewed from Memorial Lane, looking west

Site number – 190

Site name – Memorial Garden and Jubilee Lawn, Hunts Lane

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Because it is adjacent to the river it attracts people from a wide area to enjoy the riverside environment in a rural setting.	The site has a social connection being a memorial garden which is outlined below. The site is also located in a visible position next to the river and bridge.
Site area (10ha or less)		Yes, the site is approximately 1175m ² .

Demonstrably special:	The Memorial Garden was purchased from private ownership by the Community Trust to ensure it became available for the enjoyment and recreational use of the community.	
• Beauty	The area is visually attractive and makes a significant contribution to the landscape and character of the Felmersham river scene.	It is not considered that the site is exceptional as it is grass and surrounded by hedging in one section.
• Historic significance	The land is reputed to be adjacent to the site of an ancient river crossing (ford) before the completion of Felmersham Bridge in the early 19 th century.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	The area is widely used for picnicking, swimming and boating. The Margaret Alleway Memorial Garden is also permitted to be used by the community for fishing.	The site meets the criterion in that it is a public garden.
• Tranquillity	The Margaret Alleway Memorial Garden in particular has a special value as a quiet space in which to reflect upon the beauty and magnificence of the upper Great Ouse Valley.	While the site is adjacent to a river, it is located within the village and next to a road and vehicle bridge which is one of the main roads into the village and onto Sharnbrook so is not considered to be tranquil in accordance with the methodology.
• Wildlife	Being adjacent to the River Great Ouse and having many established trees gives this area great biological diversity.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses are approximately 40 metres. Area B is adjacent to Felmersham River Bridge	Yes, the site is on the edge of the village and within walking distance from residential dwellings.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The western part of the space



The area adjacent to the river bridge on the eastern part of the site

Site number – 191
Site name – The High Road

Has the site been submitted in the Call for Sites?	Yes, site number 109
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath is located on the western part of the site from Grange Lane ending at the Slip in the south
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character		
Site area (10ha or less)		Yes, the site area is approximately 2.3 ha

Demonstrably special:	This land although bounded by houses on 2 sides is considered to be an historical open green spaces on the edge of the village particularly as it has been used for most of the 20 th century as the site of the village cricket club.	
• Beauty	The area is a wild area and makes a significant contribution to the landscape and character by visibly softening the edge of Felmersham particularly approaching from Radwell. It has not been used for grazing for many years.	The site is not considered to be exceptional and the site inspection revealed that the site is a field with grassland.
• Historic significance	Until about 15 years ago the field was the home of Felmersham Cricket Club. It is widely believed the present owner purchased the land for speculative development purposes particularly when the Cricket Club were evicted. The old cricket pavilion was burnt down during the present ownership in unexplained circumstances.	No information was submitted to evidence the historic value of the site.
• Recreational value	The area is widely used for dog walking. It is also preferable to walk across the field than along Pavenham Road which is narrow and has no footpath. The field if it became available to the Parish Council or Community Trust would be considered as a site for development as a recreation field for the community.	No information was submitted to evidence the current recreational value of the site. A public footpath does not meet the criterion for recreational value.
• Tranquillity	Site is on the edge of the village; it is appreciated as a natural wild area in which to walk yet remain in close proximity to the settled areas.	The site is not considered to be tranquil being located adjacent to residential development and is also located on a busy road being High Road which is the main road into the village.
• Wildlife	Field is only cut once per year and as such is a site of much diversity including buzzards and scavenging red kites.	No information has been provided as to the wildlife value of the site.
CWS or Local Geological Site		No

Within 300m of community it serves	Surrounding adjacent houses are no more than 20 metres. There is a public footpath between Grange Road and The Slip off Pavenham Road.	The site is adjacent to existing residential premises, but within walking distance of a large number of residential premises.
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



A panoramic view of the site from The High Road

FELMERSHAM SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number – 189 Site name – land off Memorial Lane	Pass	Yes	No	Yes	No
Site number – 190 Site name – Memorial Garden and Jubilee Lawn, Hunts Lane	Pass	Yes	Yes – recreational value	Yes	Yes
Site number – 191 Site name – The High Road	Pass	No	No	Yes	No

GREAT BARFORD PARISH

Site number - 192

Site name – graveyard and open space at New Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	The space is publicly accessible and valuable to the local community for sport, recreation or as amenity space. The gap provides visual relief in an otherwise built up area punctuating the street scene. The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually.	The space is considered to have a physical connection being located adjacent to residential premises and a social connection being a graveyard.
Site area (10ha or less)		Yes, the site is approximately 6200m ² .
Demonstrably special:	The space is publicly accessible and valuable to the local community for sport, recreation or as amenity space. The gap provides visual relief in an otherwise built up area punctuating the street scene. The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually.	
• Beauty	The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually	The site is mostly grass with hedging around the boundaries, but is not considered exceptional.
• Historic significance		
• Recreational value	The space is publicly accessible and valuable to the local community for sport, recreation or as amenity space.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Part of the village	Yes, the site is adjoining dwellings and within 300 m walking distance of dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The amenity space as viewed from New Road

Site number – 193

Site name – Jordans Close Scout Activity Centre

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along part of the site along the river frontage
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The site has been used by Scouts, Guides, Brownies and Beavers for many years. The site is also used by local schools for activity days and by scouting groups from outside of the village. Ease of access to the river allows water activities to be undertaken by the groups. The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually	The site has a physical connection being located adjoining residential dwellings to the south of the site.
Site area (10ha or less)		Yes, the site is approximately 1ha.
Demonstrably special:	The space is publicly accessible and valuable to the local community for sport and recreation. The site has been owned and used by Scouts, Guides, Brownies and Beavers for many years. The site is also used by local schools for activity days and by scouting groups from outside of the village. Ease of access to the river allows water activities to be undertaken by the groups. The gap provides visual relief in an otherwise built up area punctuating the street scene. The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually	
<ul style="list-style-type: none"> Beauty 	The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually	The site is mainly grass with a few trees but is not considered to be exceptional.
<ul style="list-style-type: none"> Historic significance 		
<ul style="list-style-type: none"> Recreational value 	The space is publicly accessible and valuable to the local community for sport and recreation.	No information has been submitted to evidence the recreational value of the site.

• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Part of the village	Yes, the site is located opposite and adjoining residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The access into the site off New Road.



The fields on the site looking east.

Site number – 194

Site name – play area off Chapel Field

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The space is publicly accessible and valuable to the local community for recreation or as amenity space. This is the only parish owned fully equipped play area suitable for under 12's in the village. The gap provides visual relief in an otherwise built up area punctuating the street scene	The site is physically connected being located within the centre of the village and adjoining residential premises.

Site area (10ha or less)		Yes, the site is approximately 1400m2.
Demonstrably special:	The space is publicly accessible and valuable to the local community for recreation or as amenity space. The gap provides visual relief in an otherwise built up area punctuating the street scene.	
• Beauty		
• Historic significance		
• Recreational value	The space is publicly accessible and valuable to the local community for recreation or as amenity space. This is the only parish owned fully equipped play area suitable for under 12's in the village	The space provides a recreational use with a publicly accessible children's play area.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves	Part of the village	Yes, the site is surrounded by residential properties.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The site as viewed from the pathway next to the site

Site number - 195

Site name – space at High Street

Has the site been submitted in the Call for Sites?	Yes, part of the site. Site number 115
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The gap provides visual relief in an otherwise built up area punctuating the street scene and has already been designated village open space	The site only has a physical connection being located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 6800m2.

Demonstrably special:	The gap provides visual relief in an otherwise built up area punctuating the street scene and has already been designated village open space	
• Beauty	The space is opposite the village church and near to the river bridge which is a scheduled ancient monument	The site consists of grass fields and some trees along the road frontage but is not considered to be exceptional.
• Historic significance		
• Recreational value		
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Within the village	Yes, the site is located on the edge of the village, but within 300 metres of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The southern end of the site as viewed from the High Street

Site number - 196

Site name – playing field, Fishers Close

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The space is publicly accessible and valuable to the local community for sport, recreation or as amenity space. The space is used by local cricket and football teams and fitness groups. The space is also used by the community for sport and play. The gap provides visual relief in an otherwise built up area punctuating the street scene The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually.	The space has a physical connection being located within the community and a social connection providing a publicly accessible playing field.
Site area (10ha or less)		Yes, the site is approximately 2 ha.
Demonstrably special:	The space is publicly accessible and valuable to the local community for sport, recreation or as amenity space. The gap provides visual relief in an otherwise built up area punctuating the street scene. The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually	
<ul style="list-style-type: none"> Beauty 	The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually.	The site is mainly grass so is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 		
<ul style="list-style-type: none"> Recreational value 	The space is publicly accessible and valuable to the local community for sport, recreation or as amenity space. The space is used by local cricket and football teams and fitness groups. The space is also used by the community for sport and play.	The site provides a publicly available playing field and children's play area.
<ul style="list-style-type: none"> Tranquillity 		

• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Part of the village	The site is adjoining residential premises and within 300 metres of residential premises.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The site as viewed from Fishers Close

Site number - 197

Site name – village green New Road, opposite the Anchor Pub

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the northern edge of the site.
Village Green or Common Land		Part of the site is a designated Village Green. This assessment only considers that part of the site that is not a Village Green.
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The space is publicly accessible and valuable to the local community for sport, recreation and as amenity space. The space is used for picnicking, fishing, mooring and for launching canoes and kayaks and for dog walking The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually	The site has a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 800m2.
Demonstrably special:	The space is publicly accessible and valuable to the local community for sport, recreation and as amenity space. The space is used for picnicking, fishing, mooring and for launching canoes and kayaks and for dog walking The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually	
<ul style="list-style-type: none"> • Beauty 	The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually	The site is mostly grass, so is not considered exceptional.
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	The space is publicly accessible and valuable to the local community for sport, recreation and as amenity space. The space is used for picnicking, fishing, mooring and for launching canoes and kayaks and for dog walking	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 	Swans and other waterfowl nest in the area	No information has been provided to evidence the wildlife value of the site.

CWS or Local Geological Site		
Within 300m of community it serves	Part of the village	The site is located on the edge of the village but within 300 metres.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking south west towards Great Barford Bridge



The site looking northeast

Site number - 198

Site name – Alban Academy playing field

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The space is valuable to the local community for school sports and recreation. The gap provides visual relief in an otherwise built up area punctuating the street scene	The site has a social connection providing a playing field for the school.
Site area (10ha or less)		Yes, the site is approximately 2.9 ha.

Demonstrably special:	The space is valuable to the local community for school sports and recreation. The gap provides visual relief in an otherwise built up area punctuating the street scene	
• Beauty		
• Historic significance		
• Recreational value	The space is valuable to the local community for school sports and recreation	No information has been provided to evidence the recreational value of the site.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Part of the village	Yes, the site is on the edge of the village but within 300m of a large number of dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.

No photos are available as the site could not be seen the site from the road frontage.

Site number – 199

Site name – Allotments, New Road

Has the site been submitted in the Call for Sites?	Yes, site number 495
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The allotments are publicly accessible and valuable to the local community for recreation. The allotments are very popular in the community; all of the plots are leased and there is a waiting list. The gap provides visual relief in an otherwise built up area punctuating the street scene.	The site has a social connection providing allotments for the community and a physical connection located adjoining residential premises.

Site area (10ha or less)		Yes, the site is approximately 7000m2.
Demonstrably special:	The allotments are publicly accessible and valuable to the local community for recreation. The allotments provide a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond. The gap provides visual relief in an otherwise built up area punctuating the street scene.	
• Beauty		
• Historic significance		
• Recreational value	The allotments are publicly accessible and valuable to the local community for recreation. The allotments are very popular in the community; all of the plots are leased and there is a waiting list	The site is considered to meet the criteria with all of the allotments in active use.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Part of the village	The allotments are on the edge of the built up area but within 300m walking distance of a large number of residential properties.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The site as viewed from the entrance to the site off Addington's Road.

Site number - 200

Site name – lower school playing field, Silver Street

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The space is valuable to the local community for school sports and recreation. The gap provides visual relief in an otherwise built up area punctuating the street scene.	The space is connected to the community as a social use of providing a school playing field and is physically connected adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 3300m2.

Demonstrably special:	The space is valuable to the local community for school sports and recreation. The gap provides visual relief in an otherwise built up area punctuating the street scene.	
• Beauty		
• Historic significance		
• Recreational value	The space is valuable to the local community for school sports and recreation	No information has been provided to evidence the recreational value of the site. The site is not publicly available.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Part of the village	Yes, the site is in the centre of the village and within 300m walking distance of a large number of residential premises.

Overall assessment - **NOT RECOMMENDED FOR DESIGNATION**

The site does not meet the criteria.



The site as viewed from the road frontage of the site

Site number - 201**Site name – playing field association – behind Alban Academy**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The space is publicly accessible and valuable to the local community for sport and recreation. The space is also used by Alban Academy. The Playing Field Association is currently raising funds for a MUGA on the site. The Parish Council is supporting the Association in this.	No information has been submitted to evidence how the site is local in character.

Site area (10ha or less)		Yes, the site is approximately 1.5 ha.
Demonstrably special:	The space is publicly accessible and valuable to the local community for sport and recreation. The Playing Field Association is currently raising funds for a MUGA on the site. The Parish Council is supporting the Association in this.	
• Beauty		
• Historic significance		
• Recreational value	The space is publicly accessible and valuable to the local community for sport and recreation.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Part of the village	The site is within 300m of the residential premises, however it is uncertain where the access to the site is located.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.

No photos are provided as the site was not accessible from the road frontage.

Site number - 202

Site name – land at High Street

Has the site been submitted in the Call for Sites?	Yes, part of the site. Site number 126
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		Two public footpaths run through the site off High Street.
Village Green or Common Land		No
Extant planning permission for development?	no	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Part of space is used by many members of the community for dog walking. Another section is has been used for grazing for many years and is part of the village landscape. The space provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into open countryside establishing the relationship between the form of the village and the countryside beyond	The site has a physical connection being located adjacent to residential dwellings.
Site area (10ha or less)		Yes, the site is approximately 2.1 ha.
Demonstrably special:	Part of space is used by many members of the community for dog walking. Another section is has been used for grazing for many years and is part of the village landscape. The space provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into open countryside establishing the relationship between the form of the village and the countryside beyond	
• Beauty		
• Historic significance		
• Recreational value	Dog walking and public footpath	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	Within the village	Yes, the site is on the edge of the village, but within 300 metres of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking to the north



Looking south

GREAT BARFORD SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 192 Site name – graveyard and open space at New Road	Pass	Yes	No	Yes	No
Site number – 193 Site name – Jordans Close Scout Activity Centre	Pass	Yes	No	Yes	No
Site number – 194 Site name – play area off Chapel Field	Pass	Yes	Yes – recreational value	Yes	Yes
Site number - 195 Site name – space at High Street	Pass	Yes	No	Yes	No
Site number - 196 Site name – playing field, Fishers Close	Pass	Yes	Yes – recreational value	Yes	Yes
Site number - 197 Site name – village green New Road, opposite the Anchor Pub	Pass – for that area which is not a village green	Yes	No	Yes	No

GREAT BARFORD SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 198 Site name – Alban Academy playing field	Pass	Yes	No	Yes	No
Site number – 199 Site name – Allotments, New Road	Pass	Yes	Yes – recreational value	Yes	Yes
Site number - 200 Site name – lower school playing field, Silver Street	Pass	Yes	No	Yes	No
Site number - 201 Site name – playing field association – behind Alban Academy	Pass	Yes	No	Yes	No
Site number - 202 Site name – land at High Street	Pass	Yes	No	Yes	No

HARROLD PARISH

Site number – 67

Site name - Harrold Lake CWS, Odell Road

Has the site been submitted in the Call for Sites?	Part of the site has been included in site number 482.
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs partly through the northern part of the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character		The site has a physical connection being located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 13.3 ha.
Demonstrably special:	A footpath runs through the area and is used by many. Also much wildlife.	

• Beauty	Yes	No information has been submitted to evidence the beauty of the site.
• Historic significance		
• Recreational value		
• Tranquillity	Yes	The site is considered to be tranquil as it is open and when viewed from the public footpaths, it is free of urban influences, however a fence is erected along the edge of the footpath along the southern part of the site.
• Wildlife	Yes	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		Yes, Harrold Lake County Wildlife Site.
Within 300m of community it serves	Part of the area is adjacent to local properties.	Yes, the site is adjoining residential properties to the south of the site.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The site as viewed from the footpath along the southern boundary



Vegetation on the site as viewed from the public footpath, looking west

Site number - 68

Site name – land behind St Peters Church

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space?	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through the churchyard
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	This is a tranquil area appreciated by the village. Obviously local in character as part of the church grounds.	The site has a social connection being used for a cemetery for the church.
Site area (10ha or less)		Yes, the site is approximately 5300m2.
Demonstrably special:	Very tranquil village graveyard	

• Beauty	Yes	No information has been submitted to evidence the beauty of the site.
• Historic significance	Yes	
• Recreational value		
• Tranquillity	Yes	No information has been submitted to evidence the tranquillity of the site, however the site is surrounded by residential premises and in the middle of the village so is not considered to be tranquil.
• Wildlife	Yes	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	In the centre of the village	Yes, the site is adjacent to residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from end of Church Walk



Church yard at the rear of the church

Site number – 69

Site name – land at the side of The Mansion

Has the site been submitted in the Call for Sites?	Yes, the western section has been submitted. Site reference 139 and 140.
Is the site currently designated as a Village Open Space or an Urban Open Space	Part of the site is designated as Village Open Space.

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character		The site is adjoining residential premises so has a physical connection.
Site area (10ha or less)		Yes, the site is approximately 1.5 ha.
Demonstrably special:	This is a large open space surrounding a historical house in the village	

• Beauty	Yes	No information has been submitted to evidence the beauty of the site, however the site is a grassed field and gardens but not considered exceptional.
• Historic significance	Yes	
• Recreational value		
• Tranquillity	Yes	The site is adjoining residential premises and is part of the garden of a dwelling so is not considered to be tranquil in accordance with the methodology.
• Wildlife	Yes	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Within the village – next to properties	Yes, the site adjoins residential properties and is within 300 metres walking distance of a large number of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

It is not considered that the site meets the criteria.



The site from the driveway off Mansion Lane



Looking west from the driveway off Mansion Lane

Site number - 70**Site name – land end of Wood Road and Orchard Lane**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	This is a tranquil area appreciated by the village.	The site is considered to have a physical connection being located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 700m ² .
Demonstrably special:	This is a green area at the side of Harrold brook. There are footpaths around the area used by many villagers.	

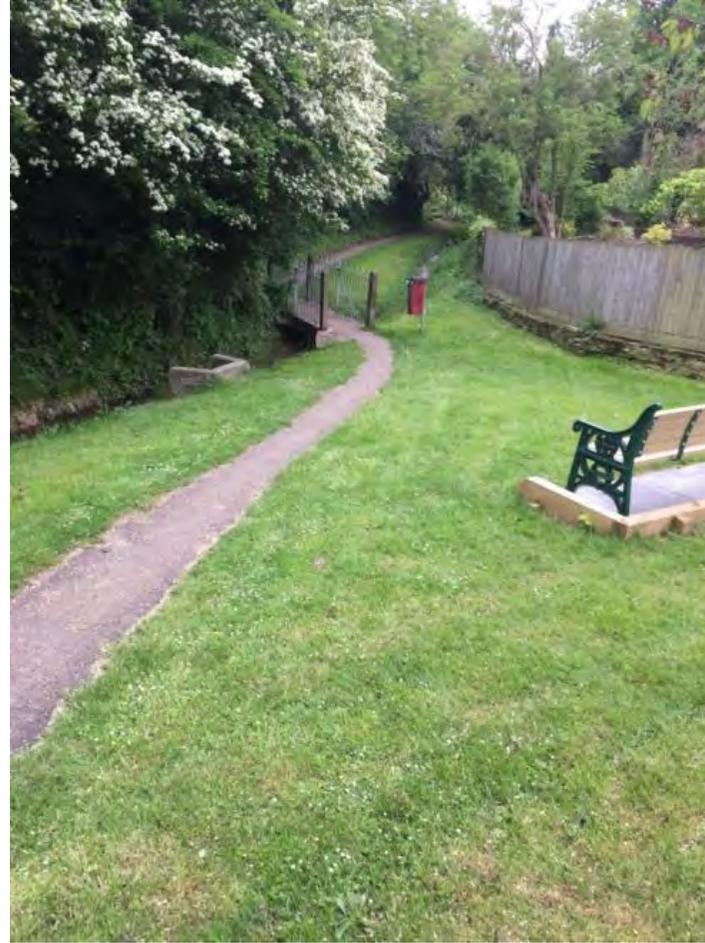
• Beauty	Yes	No information has been submitted to evidence the beauty of the site, however it is an open grassed area which is not considered to be exceptional.
• Historic significance		
• Recreational value		
• Tranquillity	Yes	The site is adjoining residential premises and is dedicated as highway, although is not constructed for vehicles but is located to the rear of dwellings as is therefore not considered to be tranquil.
• Wildlife	Yes	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	within the village – next to properties	Yes, the site is located adjacent to residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Public footpaths



The site as viewed from the northern part of Orchard Lane

Site number – 71**Site name – allotments at Wood End**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Allotments have been here for many years and used by many local families.	The site has a social connection providing allotments, but is not connected physically to the village.
Site area (10ha or less)		
Demonstrably special:		
<ul style="list-style-type: none"> Beauty 	Yes	No information has been submitted to evidence the beauty of the site, however is an allotment site so is not considered exceptional.

• Historic significance	Yes	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Yes	The site is an allotment site, but not information was submitted to evidence how many plots are in regular use.
• Tranquillity	Yes	The site is located away from residential premises, but is not considered to be tranquil in accordance with the methodology.
• Wildlife	Yes	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the closest house is within 300m of the site however the site is in a remote location.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Entrance to the allotments



Track to the allotment. An isolated site and road in a poor state of repair

HARROLD SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number – 67 Site name - Harrold Lake CWS, Odell Road	Pass	Yes	Yes – wildlife value being a CWS	Yes	Yes
Site number - 68 Site name – land behind St Peters Church	Pass	Yes	No	Yes	No
Site number – 69 Site name – land at the side of The Mansion	Pass	Yes	No	Yes	No
Site number - 70 Site name – land end of Wood Road and Orchard Lane	Pass	Yes	No	Yes	No
Site number – 71 Site name – allotments at Wood End	Pass	No	No	Yes	No

KEMPSTON TOWN COUNCIL

Site number - 61

Site name – Hillgrounds river meadows

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Kempston is well known for the river running through it and many residents feel that the riverside walks are the best thing about Kempston.	The site only has a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 1.5 ha.
Demonstrably special:	The area is a riverside meadow accessed by the community as a recreational area for walking etc.	

• Beauty		
• Historic significance		
• Recreational value	The area is used by dog walkers.	No information has been provided to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	The river next to the area is home to many species of wildlife.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is adjoining residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria



Path along the riverside track



Vegetation along the river path

Site number - 62

Site name – The Bury, Kempston

Has the site been submitted in the Call for Sites?	Yes, site number 666.
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Residents feel that the demolition of the Bury and use of the land for residential means that part of Kempston's history will be lost.	The site has a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 1ha.

Demonstrably special:	Residents attended KTC (Kempston Town Council) Planning Committee to object to the planning application to demolish the Bury and build houses.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	The Bury was built in 1850. The garden walls, gates and railings were listed in 1962.	The walls and gates are listed, however no further information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 		
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is surrounded by residential development on three sides.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking west into the site from Martell Drive



Looking south along Martell Drive

Site number - 63

Site name – Kempston Hammers, High St

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Important to the local community as an excellent sports facility. There is also a pavilion which is used for various functions.	The site has a social connection providing a recreational use and a physical connection adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 4.1ha.
Demonstrably special:	By the amount of usage it gets.	
• Beauty		

• Historic significance		
• Recreational value	It is used by the Kempston Hammers Cricket Club and others including a youth academy.	While the site has recreational value, it is not publicly accessible with a sign clearly stating that it is a private site, so it does not meet the criteria as outlined in the methodology.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is adjacent to residential properties and a large number of properties are within 300m walking distance of the site.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Panoramic photo of the site as viewed from the access



Notice on the front stating that the site is a private field and no dogs or unauthorised sports on the site

Site number – 64

Site name – Jowitt Avenue play area

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character		
Site area (10ha or less)		Yes, the site is approximately 0.7ha
Demonstrably special:	It is a useful route to the local school if coming from Margetts Road/Springfield Avenue area. It is used by local children as it has play equipment and also used by dog walkers.	
• Beauty		

• Historic significance		
• Recreational value	The area has a play park used by local children and is also a safe secluded area.	The site has a recreational use with equipped children's play areas on the site for younger children and teenagers.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site adjoins residential properties and a school.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Younger children's play area at northern end of site



Teenage play area taken from the middle of the site along the bike path adjacent to the school.

Site number - 65

Site name – The Spinney, High St

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		Village green
Extant planning permission for development?		No

Stage 2 assessment –

The site is a village green and does not proceed to the stage 2 assessment.

	Parish Council submission	Council assessment
Local in character	As there has been many new houses built in the vicinity, this open space is important to the community	
Site area (10ha or less)		
Demonstrably special:		

• Beauty	The area has lots of mature trees.	
• Historic significance	The area has been here many years and formed part of the Hoo Estate	
• Recreational value		
• Tranquillity	Quiet area away from the main road, several benches for people to sit.	
• Wildlife	Has a stream running through it which must be home to wildlife	
CWS or Local Geological Site		
Within 300m of community it serves		

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Panoramic view of the site looking south



Looking east

Site number – 66

Site name – Daubeney School playing field

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Urban Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Large area of green space in a heavily populated residential area of Kempston. The local community use it for such things as dog walking, children's games etc. It provides an area for social interaction and is also needed by the local school for sports/PE/.	The site has a physical connection being located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 6.6ha.

Demonstrably special:	It is a large area of open space accessible by the local community for use as a recreational area as well as by Daubeney Academy.	
• Beauty		
• Historic significance		
• Recreational value	Used by the local school (Daubeney) and the community.	The site has a recreational use with playing pitches and equipped children's play areas.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves		Yes

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Children's play area in the background



Looking south as viewed from Laurel Walk

KEMPSTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 61 Site name – Hillgrounds river meadows	Pass	Yes	No	Yes	No
Site number - 62 Site name – The Bury, Kempston	Pass	Yes	No	Yes	No
Site number - 63 Site name – Kempston Hammers, High St	Pass	Yes	No	Yes	No
Site number – 64 Site name – Jowitt Avenue play area	Pass	Yes	Yes – recreational value	Yes	Yes
Site number - 65 Site name – The Spinney, High St	Fail – village green				No
Site number – 66 Site name – Daubeney School playing field	Pass	Yes	Yes – recreational value	Yes	Yes

MELCHBOURNE AND YELDEN PARISH

Site number - 57**Site name – common land, High Street**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A bridleway runs along one section of the site
Village Green or Common Land		Common land
Extant planning permission for development?	The council is unaware of any planning applications for this land.	No

Stage 2 assessment – as the site is common land, the site does not proceed to Stage 2 assessment

	Parish Council submission	Council assessment
Local in character		
Site area (10ha or less)		

Demonstrably special:	The area is surrounded by drainage streams and a natural pond which intersect with the River Til. This provides a green open space view when approaching the village from Newton Bromswold. Part of the westerly aspect is identified as functional floodplain.	
• Beauty	This is a quiet, natural area which forms part of the character of Yelden.	
• Historic significance	The area has been used been maintained as an open space for several centuries. The land was recognised under the Commons Registration Act 1965 dated 25 March 1983 under reference CL40 (attached).	
• Recreational value	Forms part of the bridleway access and used regularly by local residents and visitors.	
• Tranquillity	The land is open and peaceful.	
• Wildlife	The trees and unspoilt grassed and wet areas provide a haven for a wide variety of wildlife. The area is surrounded by fields and birds of prey can be seen regularly.	
CWS or Local Geological Site		
Within 300m of community it serves	Immediate access from nearest dwellings ie within 10 metres.	

Overall assessment – NOT RECOMMENDED FOR DESIGNATION

The site is not considered to meet the criteria.



Looking north of the road access



Looking south



Western side of road

Site number - 58

Site name – north end of High St, adjoining allotments, Yelden

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The green space is situated between the scheduled monument and the historic St Mary's Church. In addition to the strategic position, this forms part of the setting for two grade 11 thatched cottages situated opposite. The area provides access to the allotments, comprising part of the amenity value of the allotments, and houses a stand pipe. Local residents walk on this area whilst walking along the roadway as this provides safety away from passing traffic. Sightings of Great Crested Newts are often reported in this area along with other water fowl. The site is situated between the Castle Monument and the Norman Church and is of great historical significance as there is evidence that an ancient road, which would have linked to two locations, runs under the land. Archaeological excavations in Traily Close, which is opposite, have confirmed the existence of Roman & mediaeval remains and an ancient road.	The site is not considered to be local in character. It does not have a physical or social connection to the local community.
Site area (10ha or less)		Yes, the site is approximately 480m2.
Demonstrably special:	The open green space borders the River Til at one end & the boundary hedge along one side provides separation from the allotments. The land is frequently used by walkers and dog owners.	
<ul style="list-style-type: none"> Beauty 	Provides open views to surrounding countryside.	The site is an open grassed field with a hedge adjoining the allotment site so is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	The land offers direct views to Yelden Castle which was an old motte & Bailey castle and is a scheduled monument.	While the site has views to an adjoining site, there is no evidence of historic significance on this site.

• Recreational value	Used by walkers and dog owners.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	Part of a quiet rural setting.	It is not considered that this site is tranquil being located adjoining a road and in the built up area of the village and this area is part of a highway verge.
• Wildlife	The bordering hedges are used by nesting birds.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Situated in the High Street and within the community with immediate access. Walking distance from nearest dwellings is less than 100 metres.	Yes, the site is opposite residential premises and is within 300m walk from other residential premises on High Street.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Panoramic view of the site



The site looking to the south

Site number - 59

Site name – High Street, opposite The Chequers Pub

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Our council is unaware of any planning applications relating to this piece of land.	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The area adds to the character of a very old village where the presence of individual residential dwellings are punctuated by this small and usual piece of green space. This space is of particular importance for the recreational facilities and benefits available.	The site only has a physical connection being located adjoining residential premises.

Site area (10ha or less)		Yes, the site is approximately 1000m ² .
Demonstrably special:		
• Beauty	Part of an attractive rural setting and contributes to the setting of the adjoining thatched Willow Tree Cottage.	The site is not considered to be unique or exceptional.
• Historic significance	This has always been a green space as far as the local community is aware.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Provides an interesting walk and used extensively by the local community and visitors.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	Forms part of a peaceful rural setting.	The site is adjacent to a road and dwellings and a pub is located opposite the site. In accordance with the criteria it is not considered that the site is tranquil as it is not relatively free from the visual evidence of development.
• Wildlife	In addition to the river, the trees on the land accommodate varied wildlife.	No evidence has been provided as to the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	The land is bordered by residential properties and is accessed immediately from the High Street and is directly opposite the Chequers public house. Walking distance from nearest dwellings is less than 100 metres.	Yes, the site is located within 300m of residential premises in the village of Yelden.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking north along road frontage



Looking west across the site to the bridge where the public footpath start

YELDEN SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 57 Site name – common land, High Street	Fail – land is already Common Land				No
Site number - 58 Site name – north end of High St, adjoining allotments, Yelden	Pass	No	No	No	No
Site number - 59 Site name – High Street, opposite The Chequers Pub	Pass	Yes	No	Yes	No

MILTON ERNEST PARISH

Site number - 72

Site name – Glebe Land, Thurleigh Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is valued by villagers as a public open access amenity area and nature reserve and an attractive, quiet and safe place to walk.	The site has a physical connection being located adjacent to residential dwellings to the west.
Site area (10ha or less)		Yes, the site is approximately 5.3ha.

Demonstrably special:	The Diocese of St Albans manages the land as a nature reserve and has provided an information board. The pathways are regularly used by dog walkers and ramblers. It is valued by the local community as a public open access amenity area and one of only two areas next to the village which are managed as nature reserves.	
<ul style="list-style-type: none"> Beauty 	The land slopes up to the north of the village and is partly flanked by woodland. It is a very picturesque area, affording pleasant views of the village below. The meadows are managed by the Diocese of St Albans as a nature reserve and as a result, they are rich in wild flowers. There is also a sparrow hawk nesting box.	The site is an open grass field so is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	The Glebe meadow is very old pasture land with mature trees.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The land is used regularly by dog walkers and ramblers.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	It is a very quiet area and ideal, safe place for walking. Also, one of the few areas around the village where villagers can walk freely.	The site is adjacent to a busy road into the village and residential premises are visible from the site, so is not considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> Wildlife 	The meadows are rich in wild flowers and there is a sparrow hawk nesting box, used every year.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	0 metres. The land lies on the northern edge of the village.	Yes, the site is located within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking north from the gateway of the site off Thurleigh Road



Looking west along Thurleigh Road



Looking north from the gate off Thurleigh Road

Site number - 73

Site name – Playing Field, Radwell Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The playing field is used daily by children of all ages living in the village and provides the only usable and safe 'green and open' space for sport and games. It is valued for its recreational and amenity benefit to the community for the service and facilities it provides.	The site has a social connection being a public recreation ground and a physical connection being located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 1ha.

Demonstrably special:	The space is regularly used by the young people of Milton Ernest for sport and recreation. There is continued interest in investment in new equipment as evidenced, for example, by the provision of a kick wall in 2013 following a request by members of the Milton Ernest Youth Club.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	The play area includes safe and tested equipment for children to play upon. There is continued interest in investment in new equipment as evidenced, for example, by the provision of a kick wall in 2013 following a request by members of the Milton Ernest Youth Club.	The site provides a recreational value with a playing field and equipped play area.
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves	0 metres. The entrance to the playing field lies directly adjacent to the Huntsmans Way housing estate on the western boundary of the village.	Yes, the site is within 300m of residential premises.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



The recreation ground as viewed from the end of Huntsman Way

Site number - 74

Site name – Church Green

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		Yes, footpath through the site
Village Green or Common Land		Village green
Extant planning permission for development?		No

Stage 2 assessment – the site is excluded from the assessment process as it is already a village green.

	Parish Council submission	Council assessment
Local in character	The Green is an important part of Milton Ernest's heritage and is located right at the heart of the village next to the Lower School, the village Hall and the Church. It is valued by school children for sports and activities and by the whole community as the location for the village fete and other village events.	

Site area (10ha or less)		
Demonstrably special:	The Green is leased from Milton Ernest Parish Council by the local education authority for the use of the Lower School for sports and activities. It is also used by the Village Fete Committee for the annual village and Church fete and other village events.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	The Green was traditionally used by parishioners and in 1972 was formally conveyed to Milton Ernest Parish Council. It has been used as a village amenity area ever since.	
<ul style="list-style-type: none"> • Recreational value 	The green is used by the Lower School for sports and activities and for the village and Church fete and other village events.	
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		
Within 300m of community it serves		

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from Church Green

Site number - 75

Site name – space off Radwell Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		Yes, on the land that joins up to the A6, running north south from the A6 through to Radwell Road
Village Green or Common Land		Yes, the section of land that includes the public footpath is a village green.
Extant planning permission for development?		No

Stage 2 assessment – This section only applies to the part of the site that is not a designated Village Green

	Parish Council submission	Council assessment
Local in character	The area is a small but important part of the local village scene. It has been in existence in something like its current form for over 100 years. Its value to the community is that it speaks to the tradition and history of the village. It is established and recognisable as a key part of Milton Ernest. Its impact is analogous to a village green.	The site has a physical connection being located adjacent to the residential properties.
Site area (10ha or less)		Yes, the site is approximately 200m ² .
Demonstrably special:	The extract from the 1896 map, below, shows that part of the area was unused open space. The land is open to the public and, from the recollection of residents of Milton Ernest, always has been. Its specialness results from the way the land sits within the natural rhythm of the village and provides an enduring link to its historical context.	
<ul style="list-style-type: none"> Beauty 	The land is pleasing to eye, with a visual aspect that breaks up the building line.	The space is occupied by grass with some shrubs, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	Much of the land has a long history as open space and is shown as such on the 1896 map.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 		
<ul style="list-style-type: none"> Tranquillity 	The area is peaceful, quiet and inviting. It fits well within the rural environment and complements the pastoral feel of the village.	The site is surrounded by residential premises and a busy road which leads to the garden centre and the road to Radwell, so is not considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> Wildlife 		
CWS or Local Geological Site		No

Within 300m of community it serves	The space is in the middle of the community and adjoins properties in the village. The distance to the community is, therefore, zero metres.	Yes, the site is within 300m of residential premises.
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site adjacent to public footpath as viewed from Radwell Road



Site on corner of Radwell Road



Site as viewed from Radwell Road

Site number - 76

Site name – Riverside Meadow

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>It is local in character because it espouses the rural nature of the community. It is particularly important because:</p> <p>1) It is natural and uncultivated, thus providing a tranquil location where wildlife can flourish; and</p> <p>It gives unique access to a significant length of riverbank within the village</p>	The site is considered to have a physical connection as it is located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 1.1 ha.
Demonstrably special:	<p>The land has historically provided access to the river and to walks along the river. Its specialness is that it is the only publically available space that gives extensive access to the river bank (River Lane also gives access to the river but the stretch of bank is very limited). Its uncultivated nature means that it is ideal for dog walking and for children playing.</p> <p>The area is unique in the village and very much valued by the community.</p>	
<ul style="list-style-type: none"> Beauty 	The area gives delightful view across the river and, particularly when the foliage is out, provides a stunning rural environment.	The site is a grass field with some trees along the river, but not considered exceptional.
<ul style="list-style-type: none"> Historic significance 		
<ul style="list-style-type: none"> Recreational value 	The land is a favourite with dog walkers and recreational strollers.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	The area is quiet and provides the opportunity to listen to birds calling and other wildlife. The two picnic benches give the facility for quiet enjoyment and contemplation.	The site is located adjacent to residential properties, so is not considered to be tranquil in accordance with the methodology.

<ul style="list-style-type: none"> • Wildlife 	<p>Two quadrat surveys were undertaken in July and August 2014. The following was recorded:</p> <p>Plants and grasses:</p> <ul style="list-style-type: none"> • Cowslip • Napweed • Birdsfoot Trufoil • Everlasting Rea • Ribwort • Goatsbeard • Grass • Ladies Bedstraw • Plantain • Nettle • Tall Fescue • Yarrow • Clover • Crested Dogtail • Velvet bent <p>Trees:</p> <ul style="list-style-type: none"> • Silver Birch • Alder • Hawthorn • Dogwoods • Hazel • Field Maple • Viburnam <p>Creatures:</p> <ul style="list-style-type: none"> • Cinnabar caterpillar • Dragonflies 	<p>While there have been surveys undertaken on the site, no information has been submitted to evidence the wildlife value of the site in the form of documented and verified records.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>The land abuts Riverside View and is therefore zero metres from the edge of the community.</p>	<p>Yes, the site is within 300m of residential premises.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Panoramic view as viewed from the end of Riverside View

Site number - 77

Site name – land around Milton Ernest Hall

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Milton Ernest Hall and its grounds are key to the history and background of the village. There are a number of properties around the estate that are also listed, some having ties to the estate itself. The Hall was used during the Second World War as a headquarters of the American 8 th Airforce's support command centre and included the musician Glen Miller as its guest, before his fateful journey from nearby Twinwoods. The Hall and its formal principal entrance (opposite the village church) is part of the village's heritage trail, which attracts many visitors. The green spaces border this avenue and provide excellent views of the Hall and surrounding countryside.	The site is considered to have a physical connection being located adjacent to residential properties.
Site area (10ha or less)		Yes, the site is approximately 6.6ha.
Demonstrably special:	The expanse of green space forms the backdrop to homes along River Lane, Parkside Drive and part of Radwell Road. The area has been part of the Milton Ernest Hall Estate since the 1850's and has remained effectively untouched since this time. It surrounds the Hall, a grade 1 listed building, and has developed into a haven for wildlife. The avenue forms part of the local Heritage trail, with permissible rights.	
<ul style="list-style-type: none"> Beauty 	The site includes a number of protected trees and provides uninterrupted access to the River Great Ouse and views to the farmland beyond	The site has dense hedging along River Lane and a wall along Bedford Road so it is difficult to view the site, however it is grassland with boundary vegetation, but not considered exceptional.

<ul style="list-style-type: none"> • Historic significance 	<p>The site is part of Milton Ernest Hall, a grade I listed building, built in the 1850s and designed by the architect William Butterfield. It is considered of exceptional interest, because it is Butterfield's only complete country house. The stable block, dovecote and wall to the grounds were listed in August 1987 as Grade II, of special interest. Any development of the green spaces surrounding these buildings would have a significant and detrimental impact.</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 	<p>Although private property, walkers have taken advantage of the green space. The avenue leading from the A6 to the Hall has permissible access rights and forms part of the Milton Ernest Heritage Trail. It is not intended to seek greater public access.</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>If based upon noise, it must be stated that there is intrusion from both A6 traffic and rail use (although the latter is some distance from the site) This is perhaps more noticeable as a consequence of a clear line of sight.</p>	<p>The site is adjoining residential premises and the A6 which is a busy road and surrounded by residential premises and a care home so is therefore not considered to be tranquil in accordance with the criteria.</p>
<ul style="list-style-type: none"> • Wildlife 	<p>Local volunteers have recently undertaken a wildlife survey with the assistance of Bedfordshire Wildlife Trust. The ground has been untouched other than minor cattle grazing (believed 3 animals 8-10 yrs. ago) for many years. This have allowed various forms of grasses and ground cover to flourish which have encouraged small mammals to thrive and large Yellow Meadow Ant mounds to form. Consequently the area is a favoured hunting and nesting ground for Barn Owls, Kestrels and similar species. Recent research has also identified significant number of bats using the area.</p>	<p>No information has been submitted to evidence the wildlife value of the site.</p>

CWS or Local Geological Site		No
Within 300m of community it serves	Adjoins the community. Accessed from River Lane, Parkside Drive and Bedford Road.	Yes, the site is located within 300m of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for a Local Green Space.



View into the site as viewed from River Lane, looking east



Sign on River View Lane stating that the site is private property



Vegetation along River View Lane

Site number - 78

Site name – Huntsman Way

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The 8 sites were formed as a consequence of a new housing development and provide much needed and valued 'green space' in an otherwise fully developed housing estate. It provides 'safe' local play areas for children and green 'buffers' between housing enclaves.	The site has a physical connection adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 500m2.

Demonstrably special:	The Parish benefits from a limited range of open space and tree assets outside of those in private ownership. The management of strategic green space within a largely residential area of the village allows a natural sink to absorb rain water runoff and slow its passage into drains, brooks and rivers. Thereby reducing the immediate impact upon our river network and subsequent flood risk.	
• Beauty		
• Historic significance		
• Recreational value	The subject area already hosts a number of mature trees. The trees form a natural screen and provide much needed breathing space for the benefit of both those living in the area and the environment.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	A recent environmental survey identified an abundance of wildlife living and frequenting the 8 sites. This included significant counts of songbirds, butterflies and insects. The sites also includes approximately 10 mature and semi-mature broadleaf trees.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is within 300m of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from end of path

Site number - 79**Site name – adjacent to 64 Huntsman Way**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The 8 sites were formed as a consequence of a new housing development and provide much needed and valued 'green space' in an otherwise fully developed housing estate. It provides 'safe' local play areas for children and green 'buffers' between housing enclaves.	The site has a physical connection adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 500m2

Demonstrably special:	The Parish benefits from a limited range of open space and tree assets outside of those in private ownership. The management of strategic green space within a largely residential area of the village allows a natural sink to absorb rain water runoff and slow its passage into drains, brooks and rivers. Thereby reducing the immediate impact upon our river network and subsequent flood risk.	
• Beauty		
• Historic significance		
• Recreational value	The subject area already hosts a number of mature trees. The trees form a natural screen and provide much needed breathing space for the benefit of both those living in the area and the environment	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	A recent environmental survey identified an abundance of wildlife living and frequenting the 8 sites. This included significant counts of songbirds, butterflies and insects. The sites also includes approximately 10 mature and semi-mature broadleaf trees.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	This plot is one of 8 plots of land are interspaced between residential homes. Therefore it is part of the community.	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from the pathway

Site number - 80**Site name – land next to garages**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The 8 sites were formed as a consequence of a new housing development and provide much needed and valued 'green space' in an otherwise fully developed housing estate. It provides 'safe' local play areas for children and green 'buffers' between housing enclaves.	The site has a physical connection adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 200m2.

Demonstrably special:	The Parish benefits from a limited range of open space and tree assets outside of those in private ownership. The management of strategic green space within a largely residential area of the village allows a natural sink to absorb rain water runoff and slow its passage into drains, brooks and rivers. Thereby reducing the immediate impact upon our river network and subsequent flood risk.	
• Beauty		
• Historic significance		
• Recreational value	The subject area already hosts a number of mature trees. The trees form a natural screen and provide much needed breathing space for the benefit of both those living in the area and the environment	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	A recent environmental survey identified an abundance of wildlife living and frequenting the 8 sites. This included significant counts of songbirds, butterflies and insects. The sites also includes approximately 10 mature and semi-mature broadleaf trees.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	This plot is one of 8 plots of land are interspaced between residential homes. Therefore it is part of the community.	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from road frontage

Site number - 81

Site name – land adjacent to 19 Huntsman Way

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The 8 sites were formed as a consequence of a new housing development and provide much needed and valued 'green space' in an otherwise fully developed housing estate. It provides 'safe' local play areas for children and green 'buffers' between housing enclaves.	The site has a physical connection adjoining residential properties.
Site area (10ha or less)		Yes, The site is approximately 400m2.

Demonstrably special:	The Parish benefits from a limited range of open space and tree assets outside of those in private ownership. The management of strategic green space within a largely residential area of the village allows a natural sink to absorb rain water runoff and slow its passage into drains, brooks and rivers. Thereby reducing the immediate impact upon our river network and subsequent flood risk.	
• Beauty		
• Historic significance		
• Recreational value	The subject area already hosts a number of mature trees. The trees form a natural screen and provide much needed breathing space for the benefit of both those living in the area and the environment	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	A recent environmental survey identified an abundance of wildlife living and frequenting the 8 sites. This included significant counts of songbirds, butterflies and insects. The sites also includes approximately 10 mature and semi-mature broadleaf trees.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	This plot is one of 8 plots of land are interspaced between residential homes. Therefore it is part of the community.	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from the end of the path

Site number - 82**Site name – adjacent to 27 Huntsman Way**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The 8 sites were formed as a consequence of a new housing development and provide much needed and valued 'green space' in an otherwise fully developed housing estate. It provides 'safe' local play areas for children and green 'buffers' between housing enclaves.	The site has a physical connection adjoining residential properties.

Site area (10ha or less)		Yes, the site is approximately 110m2.
Demonstrably special:	The Parish benefits from a limited range of open space and tree assets outside of those in private ownership. The management of strategic green space within a largely residential area of the village allows a natural sink to absorb rain water runoff and slow its passage into drains, brooks and rivers. Thereby reducing the immediate impact upon our river network and subsequent flood risk.	
• Beauty		
• Historic significance		
• Recreational value	The subject area already hosts a number of mature trees. The trees form a natural screen and provide much needed breathing space for the benefit of both those living in the area and the environment	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	A recent environmental survey identified an abundance of wildlife living and frequenting the 8 sites. This included significant counts of songbirds, butterflies and insects. The sites also includes approximately 10 mature and semi-mature broadleaf trees.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	This plot is one of 8 plots of land are interspaced between residential homes. Therefore it is part of the community.	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site does not meet the criteria.



Site as viewed from road frontage

Site number - 83**Site name – adjacent to 9 Huntsman Way**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	This plot is one of 8 plots of land are interspaced between residential homes. Therefore it is part of the community.	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The 8 sites were formed as a consequence of a new housing development and provide much needed and valued 'green space' in an otherwise fully developed housing estate. It provides 'safe' local play areas for children and green 'buffers' between housing enclaves.	The site has a physical connection adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 200m2.

Demonstrably special:	The Parish benefits from a limited range of open space and tree assets outside of those in private ownership. The management of strategic green space within a largely residential area of the village allows a natural sink to absorb rain water runoff and slow its passage into drains, brooks and rivers. Thereby reducing the immediate impact upon our river network and subsequent flood risk.	
• Beauty		
• Historic significance		
• Recreational value	The subject area already hosts a number of mature trees. The trees form a natural screen and provide much needed breathing space for the benefit of both those living in the area and the environment.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	A recent environmental survey identified an abundance of wildlife living and frequenting the 8 sites. This included significant counts of songbirds, butterflies and insects. The sites also includes approximately 10 mature and semi-mature broadleaf trees.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from road frontage

Site number - 84

Site name – adjacent to garages off Huntsman Way

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The 8 sites were formed as a consequence of a new housing development and provide much needed and valued 'green space' in an otherwise fully developed housing estate. It provides 'safe' local play areas for children and green 'buffers' between housing enclaves.	The site has a physical connection adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 200m2.

Demonstrably special:	The Parish benefits from a limited range of open space and tree assets outside of those in private ownership. The management of strategic green space within a largely residential area of the village allows a natural sink to absorb rain water runoff and slow its passage into drains, brooks and rivers. Thereby reducing the immediate impact upon our river network and subsequent flood risk.	
• Beauty		
• Historic significance		
• Recreational value	The subject area already hosts a number of mature trees. The trees form a natural screen and provide much needed breathing space for the benefit of both those living in the area and the environment	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	A recent environmental survey identified an abundance of wildlife living and frequenting the 8 sites. This included significant counts of songbirds, butterflies and insects. The sites also includes approximately 10 mature and semi-mature broadleaf trees.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	This plot is one of 8 plots of land are interspaced between residential homes. Therefore it is part of the community.	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from road frontage

Site number - 85

Site name – Radwell Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The 8 sites were formed as a consequence of a new housing development and provide much needed and valued 'green space' in an otherwise fully developed housing estate. It provides 'safe' local play areas for children and green 'buffers' between housing enclaves.	The site has a physical connection adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 160m2.

Demonstrably special:	The Parish benefits from a limited range of open space and tree assets outside of those in private ownership. The management of strategic green space within a largely residential area of the village allows a natural sink to absorb rain water runoff and slow its passage into drains, brooks and rivers. Thereby reducing the immediate impact upon our river network and subsequent flood risk.	
• Beauty		
• Historic significance		
• Recreational value	The subject area already hosts a number of mature trees. The trees form a natural screen and provide much needed breathing space for the benefit of both those living in the area and the environment	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	A recent environmental survey identified an abundance of wildlife living and frequenting the 8 sites. This included significant counts of songbirds, butterflies and insects. The sites also includes approximately 10 mature and semi-mature broadleaf trees.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	This plot is one of 8 plots of land are interspaced between residential homes. Therefore it is part of the community.	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from road frontage

Site number - 86

Site name – village amenity area

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The Green is an important part of Milton Ernest's heritage and is located right at the heart of the village close to the Lower School, the village Hall and the Church. It is valued by school children for recreational activities and by the whole community as the location for the village events.	The site has a physical connection adjoining residential premises and the village hall.
Site area (10ha or less)		Yes, the site is approximately 1900m2.

Demonstrably special:	The Green provides recreational space for children and others. It provides the venue for the Parish Christmas Tree and site of traditional seasonal activities for the community. It provides much needed green and open space for elderly residents and allows a safe a pleasant route to reach village amenities and the bus route.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	The Green was traditionally used by parishioners and in 1972 was formally conveyed to Milton Ernest Parish Council. It has been used as a village amenity area ever since.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	The green is used by the local children and others for recreational activities and by the villager for other village events, including the Christmas lights ceremony	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 	The site contains a mixture of mature and semi-mature trees and shrubs and where seasonal bulbs have been planted for visual enjoyment, which assists its use as a wildlife corridor to adjacent farm and woodland. Cited adjacent to more recent developments it provides important strategic green space between it and more historic parts of the village.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	0 metres. The Green lies at the heart of the village, adjacent to the Church, the Lower School and the Village Hall.	Yes, the site is within 300m of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking south towards Radwell Road



Site as viewed from Marsh Land looking west

MILTON ERNEST SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 72 Site name – Glebe Land, Thurleigh Road	Pass	Yes	No	Yes	No
Site number - 73 Site name – Playing Field, Radwell Road	Pass	Yes	Yes – recreational value	Yes	Yes
Site number - 74 Site name – Church Green	Fail – site is a village green				No
Site number - 75 Site name – space off Radwell Road	Pass – part of the site Fail – part of the site is a village green	Yes	No	Yes	No
Site number - 76 Site name – Riverside Meadow	Pass	Yes	No	Yes	No
Site number - 77 Site name – land around Milton Ernest Hall	Pass	Yes	No	Yes	No
Site number - 78 Site name – Huntsman Way	Pass	Yes	No	Yes	No

Site number - 79 Site name – adjacent to 64 Huntsman Way	Pass	Yes	No	Yes	No
Site number - 80 Site name – land next to garages	Pass	Yes	No	Yes	No
Site number - 81 Site name – land adjacent to 19 Huntsman Way	Pass	Yes	No	Yes	No
Site number - 82 Site name – adjacent to 27 Huntsman Way	Pass	Yes	No	Yes	No
Site number - 83 Site name – adjacent to 9 Huntsman Way	Pass	Yes	No	Yes	No
Site number - 84 Site name – adjacent to garages off Huntsman Way	Pass	Yes	No	Yes	No
Site number - 85 Site name – Radwell Road	Pass	Yes	No	Yes	No
Site number - 86 Site name – village amenity area	Pass	Yes	No	Yes	No

OAKLEY PARISH

Site number - 144

Site name – Browns Wood

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		The eastern part of the site is a Local Nature Reserve
Public Right of Way		A bridleway is present along the western boundary of the site
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment – this assessment only considers the part of the site that is not a Local Nature Reserve

	Parish Council submission	Council assessment
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Local in character	This submission is based on the NPPF 2012 particularly para 8 Promoting healthy Communities 73,74,75,76 and 77 also para 11 Conserving and Enhancing the Historic Environment 126 and 141. Also on the Bedford Borough “Landscape Character Assessment” recently adopted, May 2014 – Oakley Great Ouse Limestone valley and Pavenham Wolds. Landscape strategy page 73 Sensitivities – 3B.1.12 and 3B.1.14 views to historic built elements and church towers; 3B.1.15 views to open, pastoral across the floodplain. 3B.1.16 corridor views down to the River Great Ouse and it is also part of the Pavenham Wolds, the wooded back drop. Management guidelines 3B.1.17; 3B.1.19; 3B.1.20; 3B.1.21. Development Guidelines 3B.1.22; 3B.1.23; 3B.1.26; 3B.1.27; 3B.1.28.	The site is remote from the community and is not considered to have a connection to the local community.
Site area (10ha or less)		No. The part of the site that is not a Local Nature Reserve is approximately 11.7ha.
Demonstrably special:	Oakley NDP showed that 70.00% of respondents valued it as a special open space. There is also a Friends Group that meet at least once a month during the Autumn and Winter. It is frequented by many walkers from Clapham, Oakley and Milton Ernest.	
<ul style="list-style-type: none"> Beauty 	It is on the highest ridge in Bedford Borough with beautiful views North across the River Great Ouse, where many church spires and towers can be seen. To the south there are views of the Greensand Ridge and over Bedford Urban area.	The site is occupied by a large number of trees, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	It is an ancient wood and also 26,000 trees were planted to mark the Millennium.	No information has been submitted to evidence the historic significance of the site.

<ul style="list-style-type: none"> Recreational value 	<p>Part of it is a County Wildlife site. Many walkers use it from the surrounding Villages. It is served by footpaths, FP1 and 5 and bridleways BW7,8, 9,11,13 and 31; BW A2 from Clapham and Oakley and FPA4 from Milton Ernest. It is also accessed from High field Road, Oakley; Milton Road and Twinwoods Road Clapham and the A6 Milton Ernest.</p>	<p>No information has been submitted to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> Tranquillity 	<p>A quiet area with amazing views. It has many very quiet areas for contemplation.</p>	<p>The site is considered to be relatively free of noise from traffic and is there is no development visible from the site.</p>
<ul style="list-style-type: none"> Wildlife 	<p>Trees are Oak, ash, field maple, beech and of particular note Hornbeam. There are many species of wild flower typical of an ancient wood including orchids. Woodpeckers, thrushes, hawks and red kites are frequent visitors as are different species of bats. Many butterflies and moths are seen.</p>	<p>No information has been provided to evidence the wildlife value of the site.</p>
CWS or Local Geological Site		No.
Within 300m of community it serves		No. The site is over 300m and also over 600m from the closest dwelling in Oakley as this is the parish that submitted the application. The site is within 300m measured from the closest dwelling on Milton Road, Clapham

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



A pathway through the site looking east



Looking west



Looking towards Milton Road

Site number – 145

Site name – Judge’s Spinney

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No Planning application or permission	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>The submission is based on the NPPF 2012 particularly para 8 promoting healthy communities 73, 74,75, and 77 also para11.</p> <p>Conserving and enhancing the natural environment para112 and para12. Conserving and enhancing the Historic Environment paras 126 to 141. The BBC “Landscape Character Assessment” May 2014- Oakley great Ouse Limestone valley and Pavenham Wolds.</p> <p>Landscape Strategy Page 73 Sensitivities – 3B.1.12 3B.1.14 views to the historic built elements and church towers 3B.1.15 views to open, pastoral views across the floodplain; 3B.1.16 corridor views down to the River Great Ouse. It is also part of the Pavenham Wolds, the wooded back drop. Management guidelines 3B.1.17; 3B.1.19; 3B.1.20; 3B.1.21 Development guidelines 3B.1.22;3B.1.23; 3B.1.26 3b.1.27; 3b.1.28</p>	<p>The site is not considered to have a physical connection having no connection with the main part of the village.</p>
Site area (10ha or less)		Yes, the site is approximately 1.7ha
Demonstrably special:	<p>In Oakley neighbourhood Plan questionnaire Oct 2015 68.68% people saw it is an important open space. There is an information board showing the landscape and which sites can be seen from the ridge and another one detailing the history of the site and wildlife. Friends of Browns Wood also care for the Spinney and it is visited by many walkers and people from Oakley and Clapham.</p>	

<ul style="list-style-type: none"> Beauty 	It is a beautiful Spinney. It is on the highest ridge in Bedford Borough with extensive views to the North over the River Great Ouse River valley and many church spires and towers can be seen.	The site consists of densely planted woodland. Views are not considered to be part of the criteria.
<ul style="list-style-type: none"> Historic significance 	It was planted sometime between 1826 and 1831 mainly ash, beech and elm. There are Ridge and Furrow also rods and furlongs are clearly recognisable in the eastern section of the spinney.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Friends of Browns Wood do work regularly and many walkers from Oakley and Clapham plus many people stop and have their lunch here admiring the view from the edge of the spinney.	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	This is a quiet spinney with extensive views not only to the North over the river valley but also towards the Greensand Ridge in south of the Spinney	The site is located adjoining two busy roads, so is not considered to be tranquil.
<ul style="list-style-type: none"> Wildlife 	It is a County Wildlife site because of its rich flora that can be seen in the wood and fauna that can heard whilst visiting the spinney. Trees are ash, elm, hornbeam, field maple and wild cherry. Beech trees are growing which is unusual on the clay lands. The reason is the Dewponds that are on the ridge.	The site is designated as Judge's Spinney County Wildlife Site.
CWS or Local Geological Site		The site is a designated County Wildlife Site.
Within 300m of community it serves	50 metres from Oakley and 1.000metres from Clapham and served by footpaths and Bridleways as detailed in question 1.	Yes, the site is just over 300m from the closest dwellings on Highfield Road.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Inside the site



View along the road frontage looking east

Site number - 146

Site name – field on Station Road

Has the site been submitted in the Call for Sites?	Yes, site number 170 and 521
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The Submission is based on the NPPF 2012 particularly para8 Promoting healthy communities 73,74,75,76 and 77 BBC “Landscape Character Assessment” May 2014 – Oakley Great Ouse Limestone Valley and Pavenham Wolds. Landscape Strategy page 73- No Coalescence between settlements and views to the wooded back drop to Pavenham Wolds. Landscape management guidelines 3B.1.19; 3B.1.21 Development Guidelines 3B.1.22; 3B.1.23; 3B.1.24 3B.1.28 See BBC “Allocations and Designations Local Plan on 17 July 2013 specifically Policy AD40 – Village Open Spaces and views part C ... provide a gap or break in the frontage which contributes to the character of a settlement for example providing a view into the village which forms part of the village setting, or a view into open countryside establishing the relationship between the village and the countryside beyond.	The site is opposite residential premises so is considered to have a physical connection.
Site area (10ha or less)		No. The site is just over 10ha, at 10.5ha.
Demonstrably special:	68.14% of respondents in the Oakley Neighbourhood Plan Questionnaire Oct 2015 saw it as an important open space. The permissive path is used constantly by walkers and several times a year by Lincroft School when hosting cross country events courtesy of Bedfordia farms.	
<ul style="list-style-type: none"> Beauty 	It has extensive views to Browns Wood and Judges Spinney.	The site is a cultivated field with hedging along the road frontage of the site.

<ul style="list-style-type: none"> • Historic significance 	The hedges are ancient hedges and was part of the 3 field system before being enclosed by the Dukes of Bedford in 1804.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	Constantly used by walkers and used by school children for cross country. It is used for healthy recreation and enjoyment of local views by the local population	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 	Birds – skylarks, swifts, are seen. Sparrows, greenfinches and all the tit family nest and use the cover of the hedges alongside the road.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes. The site is located opposite residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Panoramic view of the site from the road frontage

Site number – 147

Site name – woodland on Westfield Road

Has the site been submitted in the Call for Sites?	Yes, site number 168.
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment –

	Parish Council submission	Council assessment
Local in character	It is valued by many residents for its tranquillity and the beauty of the landscape. Many people stroll along it including children learning to ride bikes. Families and older members of the community.	The site has a physical connection being located adjacent to and opposite residential dwellings
Site area (10ha or less)		Yes, the site is approximately 0.8ha.

Demonstrably special:	The copse which lies approximately a third of the length of one side of the road, is not open to public access but provides a very important green space that adds to the tranquillity of this quiet village road. The copse is approximately 350m long and 60m wide.	
• Beauty	It is beautiful and adds to the character of the landscape in this area of the village.	The site is a wooded area, but is not considered to be exceptional.
• Historic significance		
• Recreational value	Westfield Road is a long cul-de-sac noted for its Tranquillity. Vehicle movements are limited to those wishing to access their few homes located along the road and to Westfield Farm at the end of it. The road is therefore popular with those village residents who are seeking a quiet stroll sometimes with dogs, children learning to ride bikes or horse riders.	No information has been provided to evidence the recreational value of the site.
• Tranquillity	Very Tranquil	The site is bounded by a quiet residential road which leads to a farm, however there are houses located opposite the site so is not considered to be tranquil as outlined in the methodology.
• Wildlife		
CWS or Local Geological Site		
Within 300m of community it serves	adjacent	Yes, the site is on the edge of the village and located opposite housing and within 300 m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking along the road frontage of the site



Vegetation in the middle of the site as viewed from the road



Sign at end of road to state no public access

Site number - 148

Site name – garden adj to Middle Farm

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The paddock was originally part of Middle Farm estate and is currently used to graze sheep. The east and west end of this land is wooded and it is planned that, as the existing orchard located in the grounds of Middle farm dies out, a new orchard will be planted in the paddock.	The site has a physical connection being adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 1400m2.

Demonstrably special:	Recent Neighbourhood plan questionnaire 33% strongly supported this as a designated Green space and 24% agreed.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	It has been associated with agriculture for over 100 years	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	Not applicable	
<ul style="list-style-type: none"> • Tranquillity 	Helps provide an open space between more built up parts of the village	The site is not considered to be tranquil surrounded by residential dwellings and a busy road.
<ul style="list-style-type: none"> • Wildlife 	It is home to the yellow meadow ant, an increasing rare species in Bedfordshire	No information has been provided to justify the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	It sits in the centre of the Village	Yes, the site is surrounded by residential premises within 300m.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from road with garden in the background



Site as viewed from the road with trees in the background

Site number - 149

Site name – Land behind Middle Farm off High St

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The paddock was originally part of Middle Farm estate and is currently used to graze sheep. The east and west end of this land is wooded and it is planned that, as the existing orchard located in the grounds of Middle farm dies out, a new orchard will be planted in the paddock.	The site has a physical connection being surrounded by residential premises.
Site area (10ha or less)		Yes, the site is approximately 4200m2.

Demonstrably special:	Recent Neighbourhood plan questionnaire 33% strongly supported this as a designated Green space and 24% agreed.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	It has been associated with agriculture for over 100 years	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	Not applicable	
<ul style="list-style-type: none"> • Tranquillity 	Helps provide an open space between more built up parts of the village	The site is not considered to be tranquil in accordance with the methodology being surrounded by residential dwellings.
<ul style="list-style-type: none"> • Wildlife 	It is home to the yellow meadow ant, an increasing rare species in Bedfordshire	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	It sits in the centre of the Village	Yes, the site is surrounded by residential properties within 300 m of the site.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the open space at the end of Brockwell



The open space as viewed from the edge of Brockwell open space

Site number - 150

Site name – village green

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The submission is based on the NPPF 2012 particularly para 8 Promoting healthy Communities 73,74,75,76,77 and para 11BBC “Allocations and Designations Local Plan” as adopted by Full Council on 17 July 2013 Specifically AD40- Village Open Spaces and views, parts A and B. A They are publicly accessible and valuable to the local community for sport, recreation or amenity space. B They give identity to a settlement or village by helping to retain its form and reflect past history (examples include village greens) BBC “Landscape Character Assessment” May 2014 – Oakley Great Ouse Limestone Valley Landscape Strategy page 73 Landscape Management Guidelines 3B.1.19 and 3B.1.21 Development Guidelines 3B.1.22.	The site is considered to have a physical connection being surrounded by residential dwellings and a social connection providing a village play area.
Site area (10ha or less)		Yes, the site is approximately 1ha.
Demonstrably special:	73.06% of people considered this an important local space in the Oakley Neighbourhood Plan Questionnaire October 2015. It is constantly used by families and the youth of the village.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 		

<ul style="list-style-type: none"> Recreational value 	<p>It is used by families and young people constantly. In the middle of the day many older people sit and enjoy the trees and grass. Also located on the Green is a multi-sports area which provides older children with a place to play sports such as basketball and football and in the summer cricket. An outdoor table tennis table is located on the Green. The Green is used as by local residents, particularly young particularly young people and young families, as a place of recreation. The green is used as a general recreational centre for village residents to relax on and provides an essential break in the housing. As such, it is an extremely important feature for the local community.</p>	<p>The site provides a recreational use with equipped play areas, a tarmac multi-use games area and table tennis.</p>
<ul style="list-style-type: none"> Tranquillity 		
<ul style="list-style-type: none"> Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves	In the centre of the village, surrounded by houses.	Yes, the site is surrounded by residential premises and is within 300m.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Play area at village green

Site number – 151
Site name - recreation ground

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	This is based on the NPPF2012 particularly para 8 Promoting Healthy Communities 73, 74,75,76,77 also para 11. BBC "Allocations and designations Local Plan" as adopted by Full Council on 17 th July 2013 Specifically AD 40 – Village Open spaces and Views, Parts A and B: A; They are publicly accessible and valuable to the local community for sport, recreation or as an amenity space. And B: They give identity to a settlement or village by helping to retain its form and reflect past history (examples include village greens), BBC "Landscape Character Assessment" May 2014 – Oakley Great Ouse Limestone Valley: Landscape Strategy page 73 to conserve the Historic limestone villages. Landscape management guidelines 3B.1.19 3B.1.21 DEVELOPMENT GUIDELINES 3b.1.22.	The site has a physical connection being located adjacent to residential properties and a social connection providing a recreation ground for the community.
Site area (10ha or less)		Yes, the site is approximately 2.1ha.
Demonstrably special:	70.68% of residents considered this an important open space when replying to Oakley Neighbourhood Plan Questionnaire October 2015.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	It has been used as a sport field since the at least the middle of last century. It is adjacent to Oakley House a grade 1 building.	No information has been provided to evidence the historic significance of the site.

<ul style="list-style-type: none"> Recreational value 	<p>This land is used by large proportion of the local village residents for a variety of activities. It is the location of the Oakley Sports and Social Club which frequently hosts events for the local community ranging from quiz evenings to firework displays and is a central hub to the community. It houses a very active club house which has a children's playground and is regularly used by the local community as a meeting place.</p> <p>The ground is used for a variety of sports, including cricket and football, and is used by the AFC Oakley Football team and the Pilgrims Cricket Club. It has tennis court which can be used for Basketball and a Boules Pitch. It is also the location of Oakley Motorcycle Club which has nearly 500 members. Due to its very nature, the recreational facility is accessible to the public and it is extremely valuable to the local community for sport, recreation and as an amenity space.</p>	<p>The site has a recreational use with football pitches, boules area, however the site area submitted does not include the tennis court or social club building.</p>
<ul style="list-style-type: none"> Tranquillity 		
<ul style="list-style-type: none"> Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is within 300 m of residential premises.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Children's play area at the rear of the site adjacent to the social club building



Panoramic view of site from driveway with bocce courts in the foreground and football and cricket fields in the background.

Site number - 152

Site name – Lincroft Middle playing field

Has the site been submitted in the Call for Sites?	Yes, site number 521
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The submission is based on the NPPF 2012 particularly para 8 Promoting Healthy Communities 73, 74,75,76,77 and para 11.BBC “Allocations and Designations Local Plan” as adopted by Full Council on 17 th July 2013. Specifically Policy AD40 – Village Open Spaces and views, part A publicly accessible and valuable to the local community for sport, recreation or as amenity space. BBC “Landscape Character Assessment” May2014 – Oakley Great Ouse Limestone Valley. Landscape Strategy page 73; Landscape Management Guidelines 3B.1.19, 3B.1.21 Development Guidelines 3B.1.22	The site is only considered to have a physical connection being located adjacent to residential properties.
Site area (10ha or less)		Yes, the site is approximately 4.6ha.
Demonstrably special:	67.47% residents responded that this was an important local space in the Oakley Neighbourhood Plan Questionnaire October 2015 The field is used on a regular basis by the pupils who attend Lincroft Middle School and is vital for the children who attend the school; to receive organised education in a variety of sports and to get regular healthy exercise and by Village Football teams on a Saturday.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	Was previously used as a victorian tip and this continued until 1950s when it was landscaped for the sports field	No information has been submitted to evidence the historic significance of the site.

<ul style="list-style-type: none"> • Recreational value 	During the Winter it is used by the pupils primarily for football pitches and also rugby but in the summer for it is used for athletics, cricket and tennis	The site has a recreational use, but it is not publicly accessible and is a private site for the school. There is no open public access to the site.
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves	Bounded by housing and the school.	Yes, the site is opposite residential premises and within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The playing fields as viewed from Lovell Road

Site number - 153

Site name - open space islands along and adjoining the river

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>These areas of land are either partially or entirely within the flood plain of the River Great Ouse as it passes through the southern end of the village of Oakley. It incorporates the Oakley weir and the remains of an old mill which once stood on a site near the two bridges, also ensures that the broad views along the length of the river valley as viewed both from the east and west are maintained.</p> <p>Submission is based on the NPPF 2012 particularly para 8 Promoting healthy Communities 73, 74, 75, 76, and 77, Conserving and Enhancing the Natural Environment para 112 and 12 Conserving and Enhancing the Historic Environment 126 to 141 BBC “Landscape Character Assessment” May 2014 – Oakley great ouse Limestone Valley and Pavenham Wolds. - landscape Strategy page 73; Sensitivities 3B.1.12; 3B.1.14 views to Historic built elements and Church towers; 3B.1.15 views to open, pastoral views across the floodplain; 3B.1.16 corridor views down the River Great Ouse.</p> <p>Management guidelines 3B.1.17; 3B.1.19; 3B.1.20; 3b.1.21 Development Guidelines 3B.1.22; 3B.1.23; 3B.1.26; 3B.1.27; 3B.1.28. BBC “Allocations and designations Local Plan as adopted by Full Council on 17th July 2013 Specifically Policy AD40 – Village Open Spaces parts A and B A, They are publicly accessible and valuable to the local community for recreation and as an amenity space. B, They give identity to a settlement or village by helping to retain its form and reflect past history.</p>	<p>The site is considered to have a social connection providing a publicly accessible open space.</p>

Site area (10ha or less)		Yes, the site is approximately 2.8 ha.
Demonstrably special:	Recent Oakley Neighbourhood questionnaire 88% strongly stated this area was very important to the community.	
<ul style="list-style-type: none"> Beauty 	Iconic views of the listed parish church from the west, south west and south incorporate these very important areas of land which ensure the rural and open setting of the church and the historic limestone Oakley Two Bridges.	The site has varying landscapes ranging from grass meadows to woodland, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	See above	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The area is maintained by Oakley Parish Council as a public access area sensitively managed to allow the growth of wildflowers and give the feel of meadows.	The site adjoining the church is a public field with open public access and information boards. There are no formal public rights of way over the site, but the application form states that the sites are owned by Oakley Parish Council and the sites have public access.
<ul style="list-style-type: none"> Tranquillity 	It provides a heaven of tranquillity right along the river side	The sites are adjacent to a busy road which is the link between Oakley and Bromham and dwellings are visible from the site so it is not considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> Wildlife 	Whole range of wildlife	No evidence has been provided as to the wildlife value of the site, however part of the site is designated as River Great Ouse County Wildlife Site.
CWS or Local Geological Site		Yes, the sites to the south in the river are designated as County Wildlife Sites.
Within 300m of community it serves		Yes

Overall assessment – **PARTLY RECOMMENDED FOR DESIGNATION**

The part of the site that is a County Wildlife Site is considered to meet the criteria.



Looking east adjacent to Church Lane



Seating area on the corner before the bridge with Notice boards



East of the bridges looking across the river



Looking to the west of the bridges

Site number - 154

Site name – Grange Close/Station Road green

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	BBC "Allocations and Designations Local Plan" as adopted by Full Council on 17 July 2013. Specifically AD40 – Village open spaces, parts C, D and E; C... provide a gap or break in the frontage which contributes to the character of a settlement for example providing a view into the village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond. D; The gap provides visual relief in an otherwise built up area punctuating the street scene. E; The open space assists the transition between the village and countryside providing a soft edge to the village which is pleasing visually. BBC "landscape Character Assessment" May 2014 – Oakley Great Ouse Limestone Valley. Landscape Strategy page73; Landscape management guidelines 3B.1.19; 3B.1.121 and development guidelines 3B.1.22	The site has a physical connection adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 2400m2.
Demonstrably special:	69.52 residents responded that this is an important local space in the Oakley Neighbourhood Plan Questionnaire October 2015.	

<ul style="list-style-type: none"> Beauty 	Grange Close is an important green space at the junction of Reynes Drive and Station Road. As a green space, it provides an “open” feel to this part of the village and also provides a break in the frontage of housing along the west side of Station Road. As such, it also provides out of Reynes Drive on to the field on the east side of Station Road.	The site is covered with grass and some trees, but is not considered to be exceptional.
<ul style="list-style-type: none"> Historic significance 		
<ul style="list-style-type: none"> Recreational value 		
<ul style="list-style-type: none"> Tranquillity 		
<ul style="list-style-type: none"> Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves	Bounded by Housing	Yes, the site is located within 300m of residential dwellings, surrounding the site.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria



Looking west down Reynes Drive

Site number - 155

Site name – land north of the river

Has the site been submitted in the Call for Sites?	Yes, site number 169
Is the site currently designated as a Village Open Space or an Urban Open Space	Part of the site is designated as Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The field provides the rural link between the built part of the village and the tranquillity and beauty of the river. It provides extensive broad open views south of the river and beyond. Distant views to the west take in the historic Stevington Windmill. The Footpath through the field links the village to the two Oakley Bridges and then links to footpaths along the river bank. The submission is based on the NPPF 2012 particularly para 8 Promoting Healthy Communities 73,74,75,76,77 para 11; Conserving and enhancing the Natural Environment para 12 and 112 Conserving and Enhancing the Historic Environment 126 to 141. BBC "Landscape Character Assessment" May 2014 – Oakley Great Ouse Limestone valley and Pavenham Wolds. Landscape Strategy page 73; Sensitivities 3B.1.12 3B.1.14 views to historic built elements and church towers; 3B.1.15 views to open, pastoral views across the flood plain;3B.1.16 corridor views down the River great Ouse; Management Guidelines 3b.1.17; 3B.1.19; 3B.1.20; 3B.1.21 Development Guidelines 3B.1.22; 3B.1.23; 3B.1.26; 3B.1.27; 3B.1.27	The site is considered to have a physical connection being located adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 8.3 ha.
Demonstrably special:	Recent Oakley Neighbourhood Questionnaire 83% strongly wanted it to be retained as a Green space	

<ul style="list-style-type: none"> • Beauty 	It ensures a rural open setting for the river and the river valley. It provides a distinct separation of the western edge of the bulk of the village development from the river valley. It is surrounded by wooded areas that add a range of natural habitat all round the field.	The site is a cultivated field with some trees and hedging around the boundary, but is not considered exceptional.
<ul style="list-style-type: none"> • Historic significance 	It has been farmed land for hundreds of years. It has views of the Oakley Two bridges Grade 1 Structure and the site of an ancient Mill. It also has views of the Grade 1 Church. The Drive to Oakley House with Grade listed houses.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	The public footpath enables the village community to have direct safe access to the river avoiding busy roads.	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 	The field provides peace and tranquillity from the busy roads that form boundaries to two parts of the field.	The site adjoins residential dwellings and is currently in agricultural use with crops, so is not considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> • Wildlife 	The wooded areas around the field are home to a wide range of birds and other animals. The River Great Ouse is known for its variety of Wild life (flora and Fauna).	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	It is within the Village and has a footpath running through the middle of it linking the built-up part of the village with the river.	The site adjoins residential dwellings on three sides.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking to the west of the site as viewed from the road



The public footpath through the site looking north

Site number - 156

Site name – allotment site

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>The allotments provide an important softening of the edge of the village housing development that extends to close proximity to the River Great Ouse at this point. The Planning Inspector at the inquiry Noted when commenting on the housing development, that it should mark the limit to Northern development towards the River Great Ouse.</p> <p>The NPPF2012 particularly para 8 Promoting healthy Communities 73,74,75,76,77als para11. BBC "Landscape Character Assessment" May 2014 highlights the importance of this entrance to the village and the landscape setting of the Stafford bridge, see particularly 3B.1.25 and 3B.1.23. See also the Landscape strategy page 73... to conserve the historic limestone villages, the riverside features such as stone bridges and mills and tranquil river corridor. Landscape Management guidelines 3B.1.17; 3B.1.18; Development Guidelines 3B.1.22; 3B.1.23, 3B.1.24; 3B.1.25</p>	<p>The site adjoins the edge of the village and has a physical connection and a social connection providing an allotment site.</p>
Site area (10ha or less)		Yes, the site is approximately 1ha.
Demonstrably special:	<p>The allotments are fully rented out and maintained. 64.48% of the respondents in the Oakley Neighbourhood Plan Questionnaire October 2015 saw this as an important open space.</p>	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	<p>This land has historically been an allotment</p>	<p>No information has been provided to justify the historic significance of the site.</p>

<ul style="list-style-type: none"> • Recreational value 	Gardening is recreational and contributes to people's Health and Wellbeing. Allotments by their very nature develop in people a sense of community cohesion	The site is considered to have a recreational value with an active allotment site.
<ul style="list-style-type: none"> • Tranquillity • Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves		The site adjoins residential development and is within 300m of a large number of residential properties.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Allotment site as viewed from the entrance to the site

Site number - 157

Site name – Linch Furlong nature area adjacent the river

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through part of the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Based on the NPPF 2012 particularly para 8 Promoting Healthy Communities 73,74,75,76,77 and para 11; Conserving and Enhancing the Natural Environment para 12 and 112 Conserving and Enhancing the Historic Environment 126 to 141. BBC “Landscape Character Assessment” May 2014 – Oakley Great Ouse Limestone Valley; Landscape Strategy page 73 to conserve the historic limestone villages, the riverside features such as stone bridges and mills and the tranquil river corridor. Sensitivities 3b.1.15 views to the open pastoral views across the floodplain 3B.1.16 corridor views down the River Great Ouse. Landscape management guidelines 3B.1.17; 3B.1.18 and 3B.1.19, Development guidelines 3B.1.22; 3B.1.23, 24, 25, 27.	The site has a social connection providing a publicly accessible wildlife area adjoining the allotment site on the edge of the village.
Site area (10ha or less)		Yes, the site is approximately 1ha.
Demonstrably special:	67.21% of respondents saw this as an important open space in the Oakley Neighbourhood Plan Questionnaire October 2015. It is used by many walkers on the Bunyan Footpath that links Oakley with the A6 along the river. It is used by Oakley and Clapham people.	
<ul style="list-style-type: none"> Beauty 	It is a beautiful spot by the river	The site is occupied by grass fields and trees, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	Stafford Bridge and Causeway is a significant historic landmark.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Used by walkers, picnickers which include young families contributing to their health and wellbeing.	The site meets the criteria providing a publicly accessible wildlife garden.

<ul style="list-style-type: none"> • Tranquillity 	A tranquil spot by the River great Ouse enjoyed by people and the wildlife that inhabits it.	The site is adjacent to a busy road and a railway line so is not considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> • Wildlife 	A wide variety of trees have been planted and the hedges sensitively managed to benefit birds. Among other things this management has encouraged a number of species of wild orchids e.g. bee and pyramidal orchids. An artificial otter holt has been installed in the river bank to allow the animals to “stay over” safely. Willow trees along the river side have been pollarded to encourage healthy growth and bird and bat boxes installed.	No evidence has been provided as to the wildlife value of the site, however the site could be considered to be a link to the river habitat which adjoins the site to the North.
CWS or Local Geological Site		No
Within 300m of community it serves	Adjacent on the edge of the village	The site is located on the edge of the village, however is within walking distance of a large number of residential properties.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Panoramic view of the site with benches and wood carvings



An interpretive sign on the site

OAKLEY SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 144 Site name – Browns Wood	Pass – that part of the site that is not a Local Nature Reserve	No	Yes - tranquillity	No	No
Site number – 145 Site name – Judge’s Spinney	Pass	No	Yes – wildlife value	Yes	No
Site number - 146 Site name – field on Station Road	Pass	Yes	No	Yes	No
Site number – 147 Site name – woodland on Westfield Road	Pass	Yes	No	Yes	No
Site number - 148 Site name – garden adj to Middle Farm	Pass	Yes	No	Yes	No
Site number - 149 Site name – land behind Middle Farm off High St	Pass	Yes	No	Yes	No
Site number - 150 Site name – village green	Pass	Yes	Yes – recreation value	Yes	Yes

OAKLEY SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number – 151 Site name - recreation ground	Pass	Yes	Yes – recreation value	Yes	Yes
Site number - 152 Site name – Lincroft Middle playing field	Pass	Yes	No	Yes	No
Site number - 153 Site name - open space islands along and adjoining the river	Pass	Yes	Yes – part of the site, wildlife value	Yes	Yes – part of the site
Site number - 154 Site name – Grange Close/Station Road green	Pass	Yes	No	Yes	No
Site number - 155 Site name – land North of the river	Pass	Yes	No	Yes	No
Site number - 156 Site name – allotment site	Pass	Yes	Yes – recreational value	Yes	Yes

OAKLEY SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 157 Site name – Linch Furlong nature area adjacent the river	Pass	Yes	Yes – recreational value	Yes	Yes

ODELL PARISH

Site number - 87

Site name – area off Mill Lane

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		Yes, part of the site is a Village Green and in accordance with the NPPF, this area does not qualify for designation as a Local Green Space. The following stage 2 comments are about the remaining part of the site only.
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The area provides publically accessible, amenity space and gives identity to the village by helping to retain its form and reflect past history. As such, it represents valuable green space to the local community.	The site is considered to have a physical connection with the local community as it is located within the centre of the village. Past history is not relevant to this criterion.

Site area (10ha or less)		Yes, the site area excluding the area that is not a village green is approximately 500m2.
Demonstrably special:	The space provides a publically accessible and valuable amenity space which contributes to the character of the village. The area enhances the approach to the village and, as the village green, gives identity to the village by helping to retain its form and reflect past history.	
<ul style="list-style-type: none"> Beauty 	This land is part of the gentle landscape that makes Odell special; it is an area that represents the “centre of the village”. The area is in close proximity to the community it serves, allowing the full beauty of the area to be enjoyed and fully exploited. It also enhances the approach to the village.	The site is mainly grass, with small shrubs on the village green. Whilst (along with the Village Green) it may represent the centre of the village and be close to the local community, this area is not exceptional in terms of its character or contribution to setting.
<ul style="list-style-type: none"> Historic significance 	This space is important to Odell Village and has been over a number of centuries an important space in the history of the village. The 2014 Landscape Character Assessment, undertaken by Bedford Borough Council identifies the historical significance of open space. This particular area gives “identity” to the village and, as such, has a strong historic character, representing natural, informal green space.	The western section is already designated as a village green, but no information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The area has local significance for recreation and is of considerable value to the community for neighbour socialising.	No information has been supplied to demonstrate that the site has a recreational use as outlined in the methodology.
<ul style="list-style-type: none"> Tranquillity 	Odell is particularly notable for its tranquillity and the tranquillity of this particular area is appreciated by its centre of the village location.	The site is located adjacent to the main road into the village and is surrounded by residential development and a pub so is not considered to be tranquil as outlined in the methodology.
<ul style="list-style-type: none"> Wildlife 	The area is particularly rich in wildlife, benefitting from its proximity to considerable adjacent open space.	No information has been supplied to evidence the wildlife value of the site.

CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses are no more than 20 metres from space.	Yes, residential premises are located across the road from the site.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Grass area in front of the Bell at Odell



Grass area looking east

Site number - 88

Site name – land off the High Street

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
Has the site been submitted in the Call for Sites?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It provides an effective transition between the village and the countryside providing a soft edge to the village which is pleasing visually. It provides a publically accessible and valuable amenity area for the local community.	The site is physically connected to the village being located adjacent to residential premises, but it also has a social connection as it is a community orchard.
Site area (10ha or less)		Yes, the site area is approximately 1700m2.
Demonstrably special:	The open space assists the transition between the village and the countryside, thus providing a soft edge to the village which is pleasing visually. It also provides a publically accessible and valuable amenity area for the local community.	
<ul style="list-style-type: none"> Beauty 	<p>This land is part of the gentle landscape that makes Odell special; it is an area that provides considerable soft edge to the village. The area is in close proximity to the community it serves, allowing the full beauty of the area to be enjoyed and fully exploited.</p> <p>The area is visually attractive and, as a community orchard, makes a significant contribution to the landscape and character of Odell.</p>	The area is considered to be an attractive site being a community orchard with seating and a small footbridge provided, but it is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	<p>This space is important to Odell Village and has been over a number of centuries an important space in the history of the village.</p> <p>The 2014 Landscape Character Assessment, undertaken by Bedford Borough Council identifies the historical significance of open space. The landscape has a strong historic character and represents natural green space containing a community orchard.</p>	No information has been provided to evidence the historic significance of the site.

<ul style="list-style-type: none"> Recreational value 	The area has local significance for recreation, supporting a publically accessible community orchard, and is of considerable value to the community for walking, exercise and neighbour socialising.	The site meets the criteria being a publicly accessible community garden and orchard.
<ul style="list-style-type: none"> Tranquillity 	Odell is particularly notable for its tranquillity and the tranquillity of this community orchard is appreciated by peaceful visits, the beautiful trees, and the areas to walk, sit and relax and view wildlife.	The site is relatively free of noise disturbance being located behind the road and while there is a house visible from within the site, the remainder of the site is considered to be peaceful and tranquil in accordance with the methodology.
<ul style="list-style-type: none"> Wildlife 	The area is particularly rich in wildlife.	No evidence has been provided to justify the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is adjacent to residential properties.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Panoramic view of the community orchard



Named trees in the garden



Bench seating in the middle of the community orchard

Site number – 89

Site name – land at Horsefair Lane

Has the site been submitted in the Call for Sites?	Yes, site number 172
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The area provides an effective transition between village and countryside thus providing a soft edge to the village which is pleasing visually. It, therefore, represents valuable green space to the local community.	The site has a physical connection being located adjacent to residential properties.
Site area (10ha or less)		Yes, the site is approximately 3500m2.

Demonstrably special:	The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually.	
<ul style="list-style-type: none"> Beauty 	<p>This land is part of the gentle landscape that makes Odell special; it is an area that provides considerable soft edge to the village, with excellent views of the river. The area is in close proximity to the community it serves, allowing the full beauty of the area to be enjoyed and fully exploited.</p> <p>The area is visually attractive and makes a significant contribution to the landscape and character of Odell.</p>	The site is a vacant site with grass which is not considered exceptional or unique in the area.
<ul style="list-style-type: none"> Historic significance 	<p>This space is important to Odell Village and has been over a number of centuries an important space in the history of the village.</p> <p>The 2014 Landscape Character Assessment, undertaken by Bedford Borough Council identifies the historical significance of open space. The landscape in this location has a strong historic character and represents natural green space containing a significant amount of woodland. It provides a most appropriate setting to the entire Harrold and Odell Country Park and is hugely valued locally.</p>	No information has been provided to evidence the historic significance of the site.

<ul style="list-style-type: none"> Recreational value 	<p>This space is important to Odell Village and has been over a number of centuries an important space in the history of the village. The landscape, therefore, has a strong historic character and represents natural green recreational space benefitting from adjacent woodland and shrubbery. It is an area that provides excellent views of the river.</p> <p>The open space within the adjacent Country Park itself is also important for recreational and ecological resources.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> Tranquillity 	<p>Odell is particularly notable for its tranquillity and the tranquillity of this particular area is appreciated by peaceful visits, the beautiful trees, and the adjacent areas to walk, sit and relax and view wildlife. The adjacent Harrold and Odell Country Park is identified in the Borough Council's Green Space Strategy as a "tranquil" Country Park.</p>	<p>The site is located adjacent and opposite residential dwellings so is not considered to be tranquil in accordance with the methodology.</p>
<ul style="list-style-type: none"> Wildlife 	<p>The area is particularly rich in wildlife.</p>	<p>No information has been provided to evidence the wildlife value of the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>Nearest houses are no more than 20 metres from space.</p>	<p>Yes, the nearest houses are across the road and adjacent to the site.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road

Site number - 90**Site name – area on High Street**

Has the site been submitted in the Call for Sites?	Yes, part of the site. Site number 407
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		There is a bridleway and footpath going through the site
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The area provides a view into open countryside establishing the relationship between the form of the village and the countryside beyond and it represents valuable green space to the local community.	The site is a field which could be considered typical of any village, but it does have a physical connection adjoining residential properties to the west.
Site area (10ha or less)		Yes, the site is approximately 1.9ha.

Demonstrably special:	The space provides a break in the frontage which contributes to the character of the village and it provides a valuable view into open countryside establishing the relationship between the form of the village and the countryside beyond.	
<ul style="list-style-type: none"> Beauty 	<p>This land is part of the gentle landscape that makes Odell special; it is an area that provides considerable soft edge to the village. The area is in close proximity to the community it serves, allowing the full beauty of the area to be enjoyed and fully exploited.</p> <p>The area is visually attractive and makes a significant contribution to the landscape and character of Odell, particularly establishing a most appropriate setting for the Odell Great Wood, designated as a Site of Special Scientific Interest (SSSI).</p>	The site is used for grazing animals with open fields, so is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	<p>This space is important to Odell Village and has been over a number of centuries an important space in the history of the village.</p> <p>The 2014 Landscape Character Assessment, undertaken by Bedford Borough Council, identifies the historical significance of open space. The landscape in this location has a strong historic character and represents natural green space containing a significant amount of woodland. Odell Great Wood, in the distance, is perhaps the most significant area of ancient woodland, and is designated as a SSSI.</p>	No information has been provided to evidence the historic significance of the site.

<ul style="list-style-type: none"> Recreational value 	<p>The area has local significance for recreation, supporting a public footpath through the site, and is of considerable value to the community for walking, exercise and neighbour socialising. The top half of the site represents the entrance to the bridleway to Odell Great wood, with donkeys grazing.</p>	<p>No information has been submitted to evidence the recreational value of the site. A public footpath and bridleway runs through part of the site, however this is not part of the criterion for recreational value.</p>
<ul style="list-style-type: none"> Tranquillity 	<p>Odell is particularly notable for its tranquillity and the tranquillity of this particular area is appreciated by peaceful visits, the beautiful trees, and the areas to walk, sit and relax and view wildlife.</p>	<p>The site is located next to a road and housing is located adjoining the site. The site is used for grazing animals so is not considered to be unspoilt by development and is therefore not considered to be tranquil in accordance with the methodology.</p>
<ul style="list-style-type: none"> Wildlife 	<p>The area is particularly rich in wildlife, benefitting from its proximity to Odell Great Wood.</p>	<p>No information has been provided to evidence the wildlife value of the site.</p>
CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses are no more than 20 metres from space.	Yes, the site is located on the edge of the village with adjoining residential premises to the west of the site.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for designation.



Looking northwest along track on the northern part of the site



Looking along the southern road frontage of the site

Site number - 91**Site name – land at Odell Castle**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The area gives identity to the village by helping to retain its form and to reflect past history. The gap provides visual relief in an otherwise built up area and it represents valuable green space to the local community.	The site has a physical connection being located adjacent to the main built up part of the village.
Site area (10ha or less)		Yes, the site is approximately 1ha.

Demonstrably special:	The space gives identity to the village by helping to retain its form and to reflect past history. The gap provides visual relief in an otherwise built up area in the High Street and Mill Lane.	
<ul style="list-style-type: none"> Beauty 	<p>This land is part of the gentle landscape that makes Odell special; it is an area that provides considerable soft edge to the village. The area is in close proximity to the community it serves, allowing the full beauty of the area to be enjoyed and fully exploited.</p> <p>The area is visually attractive and makes a significant contribution to the landscape and character of Odell, particularly establishing a most appropriate setting for Odell Castle.</p>	The site is not visible from the road frontage however there is dense vegetation along the boundary.
<ul style="list-style-type: none"> Historic significance 	<p>This space is important to Odell Village and has been over a number of centuries an important space in the history of the village. In Odell, the castle occupies a strategic position overlooking the valley. It is a site that supports medieval earthworks relating to Odell Castle.</p> <p>The 2014 Landscape Character Assessment, undertaken by Bedford Borough Council identifies the historical significance of the open space.</p>	No information has been submitted which justifies the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The area has local significance for recreation, supporting a castle and medieval earthworks, and is of considerable value to the community as recreational open space in the village.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	Odell is particularly notable for its tranquillity and the tranquillity of this particular area is appreciated by peaceful visits, the beautiful trees that can be seen over the boundary wall, and the adjacent areas to walk, sit and relax and view wildlife.	The site is surrounded by residential premises and the main road of the village so is not considered to be tranquil in accordance with the methodology.

• Wildlife	The area is particularly rich in wildlife.	No evidence has been provided to justify the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Nearest houses are no more than 20 metres from space.	The site is located on the edge of the village

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for designation.



Looking north along the road frontage



Looking north along the site frontage

Site number - 92

Site name – play area land at end of Horsefair Lane

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		Yes, the site is part of the Harrold Odell Country Park Local Nature Reserve
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

The site is located in the Harrold Odell Local Nature Reserve which is already protected by other legislation. In accordance with the methodology, the site will not proceed to stage 2 assessment.

	Parish Council submission	Council assessment
Local in character	The area provides an effective transition between village and countryside thus providing a soft edge to the village which is pleasing visually. It also provides a publically accessible and valuable area to the local community for sport, recreation and amenity space.	
Site area (10ha or less)		
Demonstrably special:	The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually. It also provides a publically accessible and valuable area to the local community for sport, recreation and amenity space.	
<ul style="list-style-type: none"> Beauty 	<p>This land is part of the gentle landscape that makes Odell special; it is an area that provides a well-used children's play area. The area is in close proximity to the community it serves, allowing the full beauty of the area to be enjoyed and fully exploited.</p> <p>The area is visually attractive and makes a significant contribution to the landscape, character and setting of Odell, creating an important sense of place. It provides a most appropriate setting to the entire Harrold and Odell Country Park and is hugely valued locally.</p>	

<ul style="list-style-type: none"> • Historic significance 	<p>The 2014 Landscape Character Assessment, undertaken by Bedford Borough Council identifies the historical significance of open space. As a restored site, Harrold-Odell Country Park is important for its range of breeding and overwintering wetland birds. The open space within the Country Park is important for recreational and ecological resources. This space is important to Odell Village and has been over a number of centuries an important space in the history of the village, formerly used as gravel pits. The landscape, therefore, has a strong historic character and represents natural green space that benefits from adjacent woodland and considerable shrubbery.</p>	
<ul style="list-style-type: none"> • Recreational value 	<p>Green open space, ideal for walking, exercise, organised games and neighbour socialising. A considerably well used space, occupying a well-used children's play areas, and well attended by visitors to the Harrold and Odell Country Park.</p>	
<ul style="list-style-type: none"> • Tranquillity 	<p>Beautiful trees, areas around the green space and in the Country Park to sit and relax and view wildlife. The area is identified in the Borough Council's Green Space Strategy as a "tranquil" Country Park.</p>	
<ul style="list-style-type: none"> • Wildlife 	<p>The area is particularly rich in wildlife, benefitting from its location at the entrance of the Harrold and Odell Country Park. As a restored site, Harrold-Odell Country Park is important for its range of breeding and overwintering wetland birds.</p>	
<p>CWS or Local Geological Site</p>		

Within 300m of community it serves	Nearest houses are no more than 20 metres from space.	
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking beyond from the path to the kick about area in the background



Children's playground



Entrance to the country park from Horsefair Lane

ODELL SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 87 Site name – area off Mill Lane	Pass – but only part of the site.	Yes	No	Yes	No
Site number - 88 Site name – land off the High Street	Pass	Yes	Yes – recreational value and tranquillity	Yes	Yes
Site number – 89 Site name – land at Horsefair Lane	Pass	Yes	No	Yes	No
Site number - 90 Site name – area on High Street	Pass	Yes	No	Yes	No
Site number - 91 Site name – land at Odell Castle	Pass	Yes	No	Yes	No
Site name – play area land at end of Horsefair Lane	Fail				No

PAVENHAM PARISH

Site number - 108

Site name – land along High St and Church Lane, The Spinney

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Gifted to the then Beds County Council by the Beasley family when houses in the Bury were built to ensure that it remained as a woodland belt to screen the new houses from the High Street and Church Lane – now managed by BBC following creation of Unitary Authority. Critical to the character of the village.	The site can be considered to be local in character as it has a social connection with land being gifted to the council and a war memorial on the site. The site also has a physical connection being located adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 4600m ² .

Demonstrably special:	Essential to screen dwellings built in the Bury in 1960s from the rear of the village. It is the remains of the original planting around the Bury House (now demolished)	
• Beauty	Woodland area within built development	The site has dense woodland but is not considered exceptional.
• Historic significance	Part of the original woodland planting in parkland surrounding the Bury House (now demolished)	No information has been provided to evidence the historic significance of the site.
• Recreational value	Used by local children	No information has been provided to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	Provides habitat for flora and fauna including some rare trees and orchids and includes a rookery	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Integral to the village	Yes, it is in the centre of the village and within 300 metres walking distance of residential dwellings

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site looking along Church Lane



Site between the pathway off High Street



War memorial on corner of Church Lane and High Street



Looking east along High Street

Site number - 109

Site name – carpark and garden rear of Cock PH

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Provides views from the High Street across the Great Ouse valley and agricultural land farmed by village farmers.	The site has a physical connection being located in the middle of the village adjoining residential premises.
Site area (10ha or less)		Yes, the site is approximately 1000m2.

Demonstrably special:	Provides one of only two views out of the village from the High St towards the Great Ouse Valley including towards Oakley and Stevington villages. Designated Great Ouse Limestone Valley 3B in BBC Landscape Character Assessment.	
• Beauty	Provides view between built development along High St over Great Ouse Valley and open farmland	The site is a grass field and is not considered exceptional.
• Historic significance	Above area includes the John Bunyan Way.	No information has been provided to evidence the historic significance of the site.
• Recreational value	Provides views from Ouse Valley footpaths for ramblers into the village from High St users out into the valley.	No information has been provided to evidence the recreational value of the site.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is adjacent to residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site looking back from the rear of the site



Looking southwest to the field behind where there is a stile to the public footpath in the field adjacent

Site number - 110

Site name – land on High St – old orchard land

Has the site been submitted in the Call for Sites?	Yes, site number 179
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Always referred to as Linnell's Orchard after two brothers who lived at the Retreat for many years in to 1960s – one a surgeon and the other a history master at Bedford Modern School – sons of Pavenham vicar in late 1800s	The site has a physical connection being located in between residential premises.
Site area (10ha or less)		Yes, the site is approximately 2000m2.

Demonstrably special:	<ol style="list-style-type: none"> 1. Open space between built development along High Street. 2. Adjacent to pinch-point in the High Street at a point where there is no footway on either side of the road. 3. Adjacent (to the north) to a County Wildlife Site 	
<ul style="list-style-type: none"> • Beauty 	The site provides views from the High St of open farmland to the north and from footpaths on higher land to the north into the village.	The site as viewed from the road is dense scrub so is not considered exceptional.
<ul style="list-style-type: none"> • Historic significance 	Originally one of several orchards in the village which has all been lost	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 		
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 	Immediately adjacent to a County Wildlife Site designated as such due to presence of rare plants.	No information has been provided to evidence the wildlife value of the site. Even though the site is adjacent to a County Wildlife Site, it is the actual site that is assessed and not the adjoining site.
CWS or Local Geological Site		No
Within 300m of community it serves	Integral to the village environment	Yes, the site is adjacent to residential premises and within 300 metres walking distance of a large number of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking at the site from the road frontage



Looking east along the road frontage

Site number – 111

Site name – land between The Leys and Leecross, High St

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
Has the site been submitted in the Call for Sites?		Yes, site number 178
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Provides views from the High St across to Great Ouse Valley and agricultural land farmed by village farmers	The site has a physical connection being located adjoining residential dwellings.
Site area (10ha or less)		Yes, the site is approximately 600m2.

Demonstrably special:	Provides one of only two views out of the village from the High Street towards the Great Ouse Valley including towards Oakley and Stevington villages. Designated Great Ouse Limestone Valley – 3B in BBC Landscape Character Assessment 2014	
• Beauty	Provides a view between built development along High St from the High Street over Great Ouse Valley and open farmland.	The site is a grass field so is not considered to be exceptional.
• Historic significance	The above area includes the John Bunyan Way.	No information has been provided to evidence the historic significance of the site.
• Recreational value	Provides views from Ouse Valley footpaths for ramblers into the village and from High Street footpaths out into the valley.	No information has been provided to evidence the recreational value of the site.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves	Integral and central to the village	Yes, the site is located adjacent to residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



View from the road frontage looking to the south

Site number - 112

Site name – playing field, Pavenham

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the western and northern boundary of the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Gifted to the village by Lord Luke in 1955 to provide recreational and leisure facilities for the inhabitants of Pavenham. Site now includes the village hall built in 1980s.	The site has a social connection being a publicly accessible playing field.
Site area (10ha or less)		Yes, the site is approximately 2.3ha.

Demonstrably special:	Provides recreational and leisure facilities for all the inhabitants of the village, includes the village hall.	
• Beauty	Open space surrounded by mature trees on two sides and open fields on the other two sides.	The site is grass, with hedging and trees around the boundary, but is not considered exceptional.
• Historic significance	Gifted to the village by Lord Luke in 1955.	No information has been provided to evidence the historic significance of the site.
• Recreational value	Used by football, cricket and tennis clubs on a formal basis. Includes children's play areas and informal use by anybody else who wants to use it.	The site is publicly accessible and has a range of recreational uses which meets the criteria for recreational value.
• Tranquillity		
• Wildlife	On edge of mature woodland which provides habitat for flora and fauna.	No evidence has been provided as to the historic significance of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Integral to the village	The site is on the edge of the village, but is within 300m of residential premises.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Panoramic view of the site



The car park with a children's play area in the background

Site number - 113

Site name – land in front of mobile home park

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Forms part of a mobile home park which has developed over the last 70 years (since just after WWII).	The site has a physical connection being adjacent to the residential park home development.
Site area (10ha or less)		Yes, the site is approximately 1500m2.

Demonstrably special:	Provides open space between road and mobile homes and offers visual softening effect of the close knit high density homes from the extensive open agricultural land surrounding the site.	
• Beauty	Located in open countryside forming part of the Great Ouse Limestone Valley (3B) in Landscape Character Assessment.	The site is a grassed area with some trees, but is not considered exceptional.
• Historic significance	Used to be part of the garden of The Elms (now known as Hurdlefoot House) before being sold off several years ago to the owners of the park.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	See above	No information has been submitted to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	Trees on the site are protected by a TPO.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		
Within 300m of community it serves	Immediately adjacent to mobile home park residents and fronts Bedford Road	Yes, the site is adjacent to the mobile home park, but is over 600m from the edge of main built up area of Pavenham.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



View of the site from the road frontage of the site



View along the road frontage of the site looking east

PAVENHAM SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 108 Site name – land along High St and Church Lane, The Spinney	Pass	Yes	No	Yes	No
Site number - 109 Site name – carpark and garden rear of Cock PH	Pass	Yes	No	Yes	No
Site number - 110 Site name – land on High St – old orchard land	Pass	Yes	No	Yes	No
Site number – 111 Site name – land between The Leys and Leecross, High St	Pass	Yes	No	Yes	No
Site number - 112 Site name – playing field, Pavenham	Pass	Yes	Yes – recreational value	Yes	Yes

Site number - 113 Site name – land in front of mobile home park	Pass	Yes	No	Yes	No
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RAVENS DEN PARISH

Site number - 13

Site name – The Plantation

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not for the woodland – the Plantation house has been subject to a recent extension.	Yes, planning permission has been granted for the demolition of the existing dwelling and replacement dwelling on the site. Application reference – 16/00141/FUL.

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character		
Site area (10ha or less)		Yes, the site is approximately 2ha.

Demonstrably special:	Evidence from local people – The Plantation is the largest woodland within the village and is valued as an attractive landscape feature and wildlife habitat. The path beside the wood is well used and on the published route “Ravensden Ramble”. Creates character and enclosure, with hedgerow on opposite side of lane - a green entrance to the village.	
<ul style="list-style-type: none"> Beauty 	Attractive roadside feature, with mature trees and a strong wood edge. Seasonal change notable as wood is on rising ground and highly visible across the valley.	The site is only visible from the road frontage and the public right of way and is occupied by dense vegetation, however is not considered to be exceptional in this area.
<ul style="list-style-type: none"> Historic significance 	Majority of site shown wooded on 1885 edition of OS Map.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Amenity value in view only as apart from the public access along the footpath, this is private land.	The site is not considered to meet the criteria for recreational value as outlined in the methodology.
<ul style="list-style-type: none"> Tranquillity 	Provides enclosure to road and acts as a traffic calming feature. Public path has peaceful character, having the amenity of the brook as well as the trees.	The site is occupied by a single dwelling and dense planting of trees, so it could be considered partially tranquil.
<ul style="list-style-type: none"> Wildlife 	Woodland contains plants such as Dog’s mercury – an ancient woodland indicator, supports bats and is used by badgers. Breeding site for buzzards, woodpeckers. Supports species associated with the brook.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Immediate – the woodland is beside the main road leading to Church End and contains a Public Footpath. The woodland is also adjacent to the Village Hall. Residents live within 100m of site, Church End approx. 500m.	Dwellings are located across the road from the site, and the site is within 300m from the main built up development of Ravensden.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Driveway into the site



Looking south-west along the road frontage of the site

Site number - 14

Site name – Ravensden Meadow, Church Lane

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A footpath runs along the southern boundary
Village Green or Common Land		No
Extant planning permission for development?	no	A prior notification for agricultural tracks was submitted in March 2016. Planning application reference 16/00635/AGR.

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Only a short walk from Church End, the meadow and paths are used daily by the local community. This is the most ecologically rich grassland in the village – the wildlife value is high and the site is particularly attractive during the summer. The use as a sledging site is also appreciated. The meadow is valued as a contrast to the arable landscape – it is a new feature which has greatly added to the setting and character of the village.	The site is not considered to have a local connection with the community. The owner has advised that the permissive paths have now been withdrawn and the site has returned to arable field.
Site area (10ha or less)		Yes, the site is approximately 1.5 ha.
Demonstrably special:	Evidence from local people – the wildflower meadow is extremely attractive and has become a feature on rural walks. The site is used by local families for sledging as part is quite steeply sloped. Provides attractive views of the Church and also wide ranging views across to Bedford and Thurleigh. Site valued as a traditional feature – even though recently sown; maintains livestock close to village. Small spinney provides a safe route up Church Hill, on blind bend.	
<ul style="list-style-type: none"> Beauty 	Wildflower meadow extremely attractive and supports range of butterflies and other wildlife. Hedges attractive features beside path.	The site is an open field with adjoining hedgerows and is not considered exceptional in the area.
<ul style="list-style-type: none"> Historic significance 	Small copse shown on 1885 map.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Meadow has open access under the Environmental Stewardship agreement. Used for country walks and for sledging. Small spinney and meadow provide safe access up Church Hill, away from traffic.	The owner of the site has submitted information to evidence that the Environmental Stewardship Scheme and public access has now ceased and the land is being returned to agricultural use. There is no public access on the site other than the public footpath.

<ul style="list-style-type: none"> • Tranquillity 	Very tranquil – in summer visitors hear the sounds of the insects.	The site adjoins one of the main roads into the village and has been returned to agricultural use so is not considered to be tranquil in accordance with the criteria in the methodology.
<ul style="list-style-type: none"> • Wildlife 	Meadow contains wide range of traditional plants, which supports diverse insect and invertebrate life. Together with hedges support range of birds. Feeding ground for bats.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Immediate – the meadow is adjacent to the main road through the village, crossed by a public footpath and is about 200m from the centre of Church End.	Yes, the site is on the edge of the village within 300m of the main built up area.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

It is not considered that the site meets the criteria.



Looking south into the site from the gate at Church End

Site number - 15**Site name – Charity Field**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Yes, part of the site is designated as a Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is in the centre of the village – part of the “small heart of the village of Ravensden “. (cf LCA 2007) where the meadow and hedgerows maintain a green frontage and traditional landuse .Valued as an open space, the hedgerows also screen modern housing when viewed from footpaths to the west.	The site has a physical connection being located in between residential dwellings.

Site area (10ha or less)		Yes, the site is approximately 1.7ha.
Demonstrably special:	Evidence from local people – this is a valued open space contributing to the character of Church End. The views across the pasture to the local landmark water tower are well known – appreciated by the community and those passing through Church End for recreation e.g walkers, cyclists, horse riders. The pasture is rented for grazing by local residents. This is the only land left in the ownership of the Charity.	
<ul style="list-style-type: none"> Beauty 	Local people appreciate the rural quality of the pasture, its hedgerow boundaries and the open view the field presents to the rural landscape beyond.	The site is used as a grazing field with a dense hedge along the road frontage, but is not considered to be exceptional.
<ul style="list-style-type: none"> Historic significance 	Fields making up the Charity Field are shown on the 1885 OS map and the site lies within an “Archaeological Notification Area”.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	At present private land, managed through a grazing tenancy, but the field has high amenity value when viewed from the adjacent public footpath and the highway. There is the potential to create an area open to the public whilst maintaining the grazing land use.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	Peaceful location within village, site acts as a buffer between the older core of Church End and more recent development.	The site is located in the centre of the village between residential dwellings and located adjacent to the main road of the village and is used for agricultural purposes. Therefore the site is not considered to be tranquil in accordance with the criteria outlined in the methodology.
<ul style="list-style-type: none"> Wildlife 	The permanent grassland and hedgerows support biodiversity including bats, invertebrates and birdlife. Area known to support barn and tawny owls. Links to ancient woodland on southern boundary.	No information has been provided to evidence the wildlife value of the site.

CWS or Local Geological Site		No
Within 300m of community it serves	Immediate – the field is adjacent to the main road through the village.	Yes, the site is within the centre of the village and adjoins residential dwellings on two sides.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking south west into the site from the public footpath to the east of the site.



Looking towards the hedge along the road frontage of the site

Site number – 16**Site name – land in front of Northfields**

Has the site been submitted in the Call for Sites?	Yes, site number 194
Is the site currently designated as a Village Open Space or an Urban Open Space	Yes, Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Important as part of the local landscape which includes the Green Lane (Dawes Lane) an ancient track with BOAT status. The trees are valued as a landscape feature – which together with the trees on the opposite side create a distinctive wooded character, for a short distance the road is almost enclosed under the canopy of trees, making this is the “wooded” end of Church End. The cawing of the rooks perpetuates a well loved rural quality which also acts as a traffic calming feature at the start of the Church End residential area.	The site has a physical connection being located adjoining residential dwellings.
Site area (10ha or less)		Yes, the site is approximately 3500m2.
Demonstrably special:	Evidence from local people – described as verdant, the wooded entrance to the village is appreciated as an attractive landscape feature. The trees are home to a rookery – many people enjoy hearing the rooks cawing. Local residents have noted significant wildlife interest eg a bat colony, badger activity, newts from the small pond. It is also an owl roost .The copse acts as a village “gateway “as it emphasises the curve in the road.	
<ul style="list-style-type: none"> Beauty 	Local people appreciate the copse as a wooded feature, with seasonal change. The canopies almost meet with trees opposite creating enclosure and shade.	The site has some trees along the road frontage however most of the site is currently unmanaged with scrubland and is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	Majority of site shown wooded on 1885 edition of OS Map. Within an Archaeological notification area. Once part used for cottages, since removed.	No information has been provided to evidence the historic significance of the site.

<ul style="list-style-type: none"> Recreational value 	Amenity value in view only as this is private land.	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	Provides enclosure to road and acts as a traffic calming feature. Forms a green focal point when viewed from the Green Lane.	It is not considered that this site is tranquil being located adjacent to one of the main roads into Ravensden and it is located adjacent and opposite residential dwellings.
<ul style="list-style-type: none"> Wildlife 	Valuable site for bats. Roosting site for tawny owls. Feeding site for badgers – there is a sett nearby. Newts from pond at Northfield. Hedgehogs. Varied ground flora including primroses and bluebells. Links to semi-natural grassland.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Immediate – the copse is adjacent to the main road through the village and opposite the Green Lane – a well used BOAT.	Yes, the site is on the edge of the village but within 300m of the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking north in the middle of the site.



Looking along the road frontage of the site



Looking into the site in a break in the hedging along the road frontage.

Site number – 17**Site name – Ravensden Lower School playing field**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A bridleway runs through the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is in the centre of the village and an important resource for local families. Local children attend the school – the field is an important educational facility but the site benefits the whole community providing opportunities for informal recreation. It is used for large community events such as the fete.	The site provides a social connection with the public recreation area and is also connected physically to the school and adjoining residential properties.

Site area (10ha or less)		Yes, the site is approximately 8000m2.
Demonstrably special:	It is the only public open space within the village. School field is used by local families for informal sport, blackberry picking, winter fun such as sledging and snowballing, even igloo building! Has been the venue for village functions such as the fete. Community is invited by the school to support celebrations eg Queen's Jubilee or to take part in environmental initiatives. The public path is heavily used by the local community as well as walkers using the extensive rights of way to the east.	
<ul style="list-style-type: none"> Beauty 	The varied habitats created within the field – wildflower meadow, orchard and hedgerow provide attractive features. The open nature of the playing field is itself attractive for the local community, especially adjacent residents.	The site is mostly grass with a few trees surrounding the site, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	Contains small woodland planted to celebrate the Millenium.	While a small area has been planted with trees, no evidence has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Highly significant space for local community – the only available play space within the village.	The site is considered to have a recreational use being used as a public recreation ground and playing field for the school.
<ul style="list-style-type: none"> Tranquillity 	Is away from the road, links to agricultural landscape. Peaceful location providing access to rural walks.	The site is adjoining the school and residential premises, so is not considered to be tranquil in accordance with the criteria in the methodology.

<ul style="list-style-type: none"> Wildlife 	<p>Environmental enhancement has increased biodiversity – with a small woodland, meadow and orchard. Hedges have been planted up. Enhancement undertaken by a succession of school children. Site important for bats, owls, woodpeckers, grass snake seen. Meadow contains plants such as cuckoo flower and cowslip surviving from former agricultural land use.</p>	<p>No information has been provided to evidence the wildlife value of the site.</p>
CWS or Local Geological Site		No
Within 300m of community it serves	<p>Access is 50m from Wilden Road via a short public bridleway. Properties back on to the field with several having gate access directly onto the field.</p>	<p>Yes, the site is located adjacent to residential premises in the centre of the village.</p>

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site meets the requirements for designation of a Local Green Space with the recreational element and community use of the field.



Looking east into the site



Looking north on the site

RAVENSDEN SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 13 Site name – The Plantation	Pass	No	No	Yes	No
Site number - 14 Site name – Ravensden Meadow, Church Lane	Pass	No	No	No	No
Site number - 15 Site name – Charity Field	Pass	Yes	No	Yes	No
Site number – 16 Site name – land in front of Northfields	Pass	Yes	No	Yes	No
Site number – 17 Site name – Ravensden Lower School playing field	Pass	Yes	Yes – recreational value	Yes	Yes

RENHOLD PARISH

Site number – 173

Site name – Brook Lane, Renhold Salph End

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	This Local Green Space protects the northern edge of the Settlement Policy Area at Salph End. Evidence is provided in the Landscape Character Assessment	The site has a physical connection as it is located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 1700m2.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land (which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site is densely vegetated but is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site adjoins residential premises and agricultural fields so is not considered to meet the criteria for tranquillity as outlined in the methodology.
• Wildlife	The land provides a mosaic of habitats including woodland, ponds, hedgerows, grassland and farmland.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to Salph End and properties at Brookside, Brook Lane and Green Lane	Yes, the site is adjacent to residential premises and within 300m of residential premises in the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road

Site number – 174

Site name – Ravensden Road, Renhold Salph End

Has the site been submitted in the Call for Sites?	Yes, site number 195
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 1.5ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
<ul style="list-style-type: none"> Beauty 	The mixed land uses of the land (which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End.	The site is an open, grassed field with hedging along the boundary but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site adjoins residential premises and adjoins the main road into Bedford from Renhold and Ravensden so is not considered to be tranquil in accordance with the criteria.
<ul style="list-style-type: none"> Wildlife 	The land provides a mosaic of habitats including: Ravensden Brook, hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to Salph End and properties at Brookside, Brook Lane and Green Lane	Yes, the site is on the edge of the village, but within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from Brook Lane



The frontage of the site along Ravensden Road looking south east

Site number – 175**Site name – western side of Ravensden Road, Renhold Salph End**

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Yes, Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		There is a public footpath through part of the site.
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises.
Site area (10ha or less)		Yes, the site is approximately 1ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land(which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site includes a number of private gardens with grass, trees and hedging, but is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site adjoins residential premises and is a residential garden. The site adjoins the main road into Bedford from Renhold and Ravensden so is not considered to be tranquil in accordance with the criteria.
• Wildlife	The land provides a mosaic of habitats including: Ravensden Brook, hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to Salph End and properties at Brookside, Brook Lane and Green Lane	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The view along the road frontage of the site, approximately in the middle of the site



Looking south along the road frontage of the site

Site number – 176

Site name – Wilden Road, Renhold Salph End

Has the site been submitted in the Call for Sites?	Yes, site number 208
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises to the south of the site.
Site area (10ha or less)		Yes, the site is approximately 1700m2.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land(which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site is densely vegetated along the road frontage with an open field behind, but is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site adjoins residential premises and is used for grazing purposes. The site adjoins the main road into Bedford from Renhold and Wilden so is not considered to be tranquil in accordance with the criteria.
• Wildlife	The land provides a mosaic of habitats including woodland, ponds, hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to Salph End and properties at Brookside, Brook Lane and Green Lane	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking at the site from the opposite side of the road.

Site number – 177

Site name – adjacent Hill Farmhouse, Wilden Road, Renhold Salph End

Has the site been submitted in the Call for Sites?	Yes, site number 611
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath is over part of the site along the southern boundary.
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises to the south and east of the site.
Site area (10ha or less)		Yes, the site is approximately 1.2ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land(which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site is an open field, but is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site adjoins residential premises and an open area adjacent to a residential dwelling. The site adjoins the main road into Bedford from Renhold and Wilden so is not considered to be tranquil in accordance with the criteria.
• Wildlife	The land provides a mosaic of habitats including woodland, ponds, hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to Salph End and properties at Brookside, Brook Lane and Green Lane	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site number – 178

Site name – land next to Polhill Arms Pub, Renhold Salph End

Has the site been submitted in the Call for Sites?	Yes, site number 196
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises to the west of the site and a pub to the north of the site.
Site area (10ha or less)		Yes, the site is approximately 1.8ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land(which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site is mostly grass and partly used as an overflow car park for the adjacent pub so is not considered to meet the criteria.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site adjoins residential premises, a pub and the main road from Wilden to Bedford road so is not considered to be tranquil in accordance with the criteria.
• Wildlife	The land provides a mosaic of habitats including woodland, ponds, hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to Salph End and properties at Brookside, Brook Lane and Green Lane	Yes, the site within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking east with a children's play area.



The site looking to the south

Site number – 179

Site name – land at the rear of Wood Lane, Church End

Has the site been submitted in the Call for Sites?	Yes, site number 508
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises to the east of the site.
Site area (10ha or less)		Yes, the site is approximately 6ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land(which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site is densely vegetated along the road frontage and on the eastern side of the site but is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No evidence has been submitted which justifies the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	There are no public rights of way on this site and rights of way are not considered to be recreational value as outlined in the methodology.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site adjoins a road and is adjacent to residential premises and is being used for agricultural purposes so is not considered to be tranquil in accordance with the criteria.
• Wildlife	The land provides a mosaic of habitats including woodland, hedgerows, grassland and farmland.	No evidence has been submitted which justifies the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to Renhold Church, Church End and properties at Top End	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking east along the road frontage of the site



Dense vegetation along the road frontage

Site number – 180

Site name – land south of Church End, Church End, Renhold

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises to the east and west of the site.
Site area (10ha or less)		Yes, the site is approximately 1.7ha

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land(which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site has dense hedging along the road frontage with grassland and cultivated land behind, however is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site adjoins residential premises with part of the site being a cultivated field and another part being a garden area. Therefore the site is not considered to be tranquil in accordance with the methodology.
• Wildlife	The land provides a mosaic of habitats including woodland, hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to Renhold Church, Church End and properties at Top End	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site from the road frontage looking to the south

Site number – 181

Site name – land north of Green End

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		Two public footpaths cross the site
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises to the east and west of the site.
Site area (10ha or less)		Yes, the site is approximately 1.8ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land(which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site is partly cultivated with woodland on the east but is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site is a cultivated field in agricultural use so is therefore not considered to be tranquil in accordance with the criteria.
• Wildlife	The land provides a mosaic of habitats including woodland, hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to properties at Top End and Green End	Yes, the site is within 300m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road frontage looking north east



The site looking to the north

Site number – 182**Site name – land adjacent Brook Farm Renhold Green End**

Has the site been submitted in the Call for Sites?	Yes, site number 201 and 199.
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space.

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises to the east and west of the site.
Site area (10ha or less)		Yes, the site is approximately 1600m ² .

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land (which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site an open field with some trees so is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site adjoins residential premises being a garden area with small trees and grass. The site also adjoins the main road through the village so is not considered to be tranquil in accordance with the criteria.
• Wildlife	The land provides a mosaic of habitats including woodland, hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to properties at Top End and Green End	The site is adjacent to residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking to the east



The site looking to the west

Site number – 183

Site name – land south of Becher Close Workhouse End

Has the site been submitted in the Call for Sites?	Yes, site number 199
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the northern boundary of the site.
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site only has a physical connection as it is located adjacent to residential premises to the north of the site.
Site area (10ha or less)		Yes, the site is approximately 8.4 ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land(which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End	The site is an open field so is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Two public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site is agricultural use and adjoins the main road through Renhold so is not considered to be tranquil in accordance with the methodology.
• Wildlife	The land provides a mosaic of habitats including: hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to properties at Green End	The site is adjacent to residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site number – 184
Site name – east of Water End

Has the site been submitted in the Call for Sites?	Yes, site number 199
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection as it is located adjacent to residential premises to the north of the site.
Site area (10ha or less)		Yes, the site is approximately 8.1ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
<ul style="list-style-type: none"> Beauty 	The mixed land uses of the land (which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End.	The site is an open field but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	Public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site is agricultural use and adjoins the main road through Renhold so is not considered to be tranquil in accordance with the methodology.
<ul style="list-style-type: none"> Wildlife 	The land provides a mosaic of habitats including: hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to properties at Green End	Yes, the site is within 300 m of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road frontage looking to the east.

Site number – 185

Site name – land east of Howbury Hall

Has the site been submitted in the Call for Sites?	Yes, site number 199
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site is not considered to be local in character.
Site area (10ha or less)		Yes, the site is approximately 8.1ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land (which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End.	The site is an open field so is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site is agricultural use and adjoins the main road through Renhold so is not considered to be tranquil in accordance with the methodology.
• Wildlife	The land provides a mosaic of habitats including: hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to properties at Brookside & Ravensden Road	Yes, the site is within 300m of residential premises along Water End.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking south east



The site looking to the north



Looking to the north

Site number – 186

Site name – land north of Ravensden Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through the site and along the brook
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection being located in between residential premises.
Site area (10ha or less)		Yes, the site is approximately 7ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land (which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End.	The site is an open field so is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site is agricultural use and adjoins the main road through Renhold so is not considered to be tranquil in accordance with the methodology.
• Wildlife	The land provides a mosaic of habitats including: Ravensden Brook, hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to properties at Brookside & Ravensden Road	Yes, the site is within 300m of residential premises along Ravensden Road.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking to the north east

Site number – 187

Site name – land south of Ravensden Road

Has the site been submitted in the Call for Sites?	Yes, site number 205 and 209
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through part of the site
Village Green or Common Land		No
Extant planning permission for development?	Not aware	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	The site has a physical connection being located in between residential dwellings
Site area (10ha or less)		Yes, the site is approximately 4ha.

Demonstrably special:	As evidenced by the Local Plan and the Landscape Character Assessment these green spaces are vital in maintaining the character and setting of Renhold as a village of 'Ends'.	
• Beauty	The mixed land uses of the land (which are intrinsic to the character of the area) add to the rich mosaic of Renhold which provides the beauty of the setting of Salph End.	The site is an open field so is not considered exceptional.
• Historic significance	No formal historical or conservation designation, however, the land forms part of the historical setting of Renhold as a village of 'Ends'.	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Public rights of way run through the land which provide offer a green connection to the wider countryside.	No information has been submitted to evidence the recreational value of the site.
• Tranquillity	This part of Renhold is on the edge of the 'Least Tranquil' part of Bedford and is a vital green oasis to provide a buffer between the built up areas of Renhold and, more importantly the major urban area of Bedford.	The site is agricultural use and adjoins the main road through Renhold so is not considered to be tranquil in accordance with the methodology.
• Wildlife	The land provides a mosaic of habitats including: hedgerows, grassland and farmland.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	Directly adjacent to properties at Brookside & Ravensden Road	Yes, the site is within 300m of residential premises along Ravensden Road.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking south

RENHOLD SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number – 173 Site name – Brook Lane, Renhold Salph End	Pass	Yes	No	Yes	No
Site number – 174 Site name – Ravensden Road, Renhold Salph End	Pass	Yes	No	Yes	No
Site number – 175 Site name – western side of Ravensden Road, Renhold Salph End	Pass	Yes	No	Yes	No
Site number – 176 Site name – Wilden Road, Renhold Salph End	Pass	Yes	No	Yes	No
Site number – 177 Site name – adjacent Hill Farmhouse, Wilden Road, Renhold Salph End	Pass	Yes	No	Yes	No

Site number – 178 Site name – land next to Polhill Arms Pub, Renhold Salph End	Pass	Yes	No	Yes	No
Site number – 179 Site name – land at the rear of Wood Lane, Church End	Pass	Yes	No	Yes	No
Site number – 180 Site name – land south of Church End, Church End, Renhold	Pass	Yes	No	Yes	No
Site number – 181 Site name – land north of Green End	Pass	Yes	No	Yes	No
Site number – 182 Site name – land adjacent Brook Farm Renhold Green End	Pass	Yes	No	Yes	No
Site number – 183 Site name – land south of Becher Close Workhouse End	Pass	Yes	No	Yes	No
Site number – 184 Site name – east of Water End	Pass	Yes	No	Yes	No

Site number – 185 Site name – land east of Howbury Hall	Pass	No	No	Yes	No
Site number – 186 Site name – land north of Ravensden Road	Pass	Yes	No	Yes	No
Site number – 187 Site name – land south of Ravensden Road	Pass	Yes	No	Yes	No

RISELEY PARISH

Site number - 96

Site name – Ross Meadows

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		Two separate public footpaths run across the site
Village Green or Common Land		No
Extant planning permission for development?	None	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	This is a special place to the community, many villagers have allotments here, it is valued by the community not only for this versatile walk through to other parts of the village, but that whilst using this route they are in a beautiful and peaceful area.	The site has a social connection with allotments on the site and a physical connection being located adjacent to residential premises.
Site area (10ha or less)		Yes, the site area is approximately 1ha.

Demonstrably special:		
<ul style="list-style-type: none"> Beauty 	This site is naturally beautiful with a number of different trees and flowers growing. The allotments are well maintains and add to a 'village community'. There are maintained garden areas and benches for people to enjoy their surroundings	The allotment site is well maintained and the remainder of the site is a meadow with grass and trees, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	This is the site of the Millennium Torch	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	This site is used by walkers, dog walkers and buggy pushers daily as it is a beautiful place to walk through, it links the High Street with the Church and the Lower School. This is the location of the village allotments.	Part of the site is occupied by allotments which meets the criteria for recreational value.
<ul style="list-style-type: none"> Tranquillity 	This area is peaceful, away from traffic, there are benches to enable the local community to enjoy the area.	The site considered to be relatively tranquil located in an open area located where there is a low level of noise disturbance and urban development.
<ul style="list-style-type: none"> Wildlife 	There is an abundance of local wildlife in this area, wild areas have been planted including a nut grove.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	It is in the centre of the community it serves	Yes

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The space meets the criteria.



Looking north-west



Allotments in the western section of the site

Site number - 97

Site name – Constants Field, off High Street

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs across the site
Village Green or Common Land		No
Extant planning permission for development?	None	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	This area is valued by the local community for the tranquillity and beauty and accessibility to other areas of the village	The site has a physical connection adjoining residential premises to the east of the site.
Site area (10ha or less)	0.75ha	Yes, the site area is approximately 6500m ² .

Demonstrably special:	This field is used daily by walkers, many children also play here. It would be an important link between existing Important local Space D and C in the current Local Plan. It is crossed by important right of way A7.	
• Beauty	This is beautiful meadow is rolling mounds, old oaks trees and spring time flowers.	The site is a garden area with grass and trees however is not considered exceptional.
• Historic significance		
• Recreational value	It is used daily by dog walkers	No information has been provided to evidence the recreational value of the site.
• Tranquillity	This is a very tranquil area away from traffic and in beauty surrounds	The site is located where there is a low level of noise disturbance and visual evidence of residential premises so is considered to be tranquil.
• Wildlife	There is an abundance of wildlife as it is close to the brook and open countryside	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is adjoining residential premises in the middle of the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Sign stating that the site is private property, located adjacent to the public footpath.



Panoramic view of the site looking north-west.

Site number - 98

Site name – Margaret Beaufort Middle School playing field

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	None	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	Riseley Community is very lucky to have both a lower and middle school within its village, We all value the fact that the students at Margaret Beaufort have the opportunity to be able to exercise in a large outdoor green space and enjoy the outdoors. The community would not wish to see the sports facilities lost to the village.	The site has a social connection being used as an outdoor sports facility for the school and a physical connection being located adjacent to residential premises.
Site area (10ha or less)		Yes, the site area is approximately 2.9ha
Demonstrably special:	It is a playing field for a Middle School, many of its students are from the local community. The Middle School's playing field is an area where a number of sports are carried out both during school hours and at after school clubs. The area also hosts interschool's competitions and the facilities MUGA are hired out to local groups.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	This is a large green space that is used for sports recreation by the students at Margaret Beaufort Middle School and other local sports groups.	The site provides a recreational use for the school, but as it is not publicly accessible it does not meet the criteria as outlined in the methodology. No further information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		
Within 300m of community it serves	On the edge of the community it serves	Yes, the site is adjacent to residential premises on the edge of the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.

The site could not be viewed from the road frontage so no photos were taken.

Site number – 99

Site name - Lower school playing field

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	None	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The residents of Riseley are proud to have a thriving Lower school and as such it is supported by the whole community. It is valued as an area that children can run and play and get outside.	The site has a social connection being used as an outdoor sports facility for the school and a physical connection being located adjacent to residential premises.
Site area (10ha or less)		Yes, the site area is approximately 4800m2.

Demonstrably special:	This is the playing field of a small village lower school, it is used most weekdays by a large number of Riseley's young Community. It provides an important link with the village owns playing field.	
• Beauty		
• Historic significance		
• Recreational value	It is a school playing field for a lower school. Should this area be changed into other use the children would have nowhere to play at break times. If the school should ever close the village would want to purchase this land in order to incorporate into the current village playing field.	While the site has a recreational use for the school, it does not meet the criteria as outlined in the methodology to provide a publicly accessible playing field.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves	It is within the community it serves	Yes, the site is located in the centre of the village, opposite residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking south



Looking north

Site number - 100

Site name – Church orchard, Church Lane

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	None	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is the only remaining orchard site in Riseley. Tradition varieties are growing the long term plan of the current tenant of the land is to run it as a community orchard.	The site has a physical connection being located adjacent to the church and residential premises.
Site area (10ha or less)		Yes, the site area is approximately 8000m2.
Demonstrably special:		

• Beauty	It is a lovely open space and orchard next to our church	Part of the site is an orchard but is not considered exceptional.
• Historic significance	It is charity land held by trustees of the Cakebread Close Charity	No information has been provided to evidence the historic significance of the site.
• Recreational value	The overflow carparking area is essential for our church. The long term aim is for the Orchard to become a community orchard	No information has been provided to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	There is an abundance of local wildlife	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	The Site is within the Community	Yes, the site is on edge of the village and is within 300 m walking distance of a large number of residential dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking south – cannot see further beyond the trees



Looking south



Looking southwest

Site number - 101

Site name – green opposite Five Bells PH, High St

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	None	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It used to be the Village Green, it has important historical and recreational significance as explained above.	The site has a physical connection being located adjacent to residential premises and in the centre of the village.
Site area (10ha or less)		Yes, the site area is approximately 500m2
Demonstrably special:	It was Riseley Village Green but has never been designated as such. The annual Fair was always held on this plot of land.	

• Beauty	Pleasant area next to the brook with a Millenuim Village seat.	The site is grassed with some trees, but not considered exceptional.
• Historic significance	Previously was Riseley Village Green. It contains the ancient base of a Saxon cross on which Katherine of Aragon rest on her way from Ampthill Castle to Buckden Palace	No information has been provided to evidence the historic significance of the site.
• Recreational value	Pleasant place to sit in the centre of the village, several memorial trees have been set here.	No information has been provided to evidence the recreational value of the site.
• Tranquillity		
• Wildlife	There is a richness of wildlife here as it runs along the brook and has a number of mature trees	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is located in the centre of the village.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking north



Looking north east along High St



Looking south along High St

Site number - 102

Site name – green opposite shop, High St

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	None	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	This area hosts the Riseley carved village sign and village seat, parish noticeboard and specimen trees. It is central to the village. It is a pleasant area to sit opposite the shop. The Parish has maintained the area for many years.	The site has a physical connection being located adjacent and opposite residential premises and a social connection as the site hosts the village sign and noticeboard.
Site area (10ha or less)		Yes, the site area is approximately 500m2.

Demonstrably special:	This area hosts the Riseley carved village sign and village seat, parish noticeboard and specimen trees. It is central to the village. It is a pleasant area to sit opposite the shop. The Parish has maintained the area for many years.	
• Beauty	There are a number of specimen trees and spring flowers.	The site is only grass with one tree so is not considered beautiful or unique.
• Historic significance	It is the site of the old Baptist chapel and there are a number of old headstones here.	No information has been provided to evidence the historic significance of the site.
• Recreational value	Pleasant area that is central to the village.	While the site is open to the public, it is not considered to meet the criteria for a recreational use.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
Within 300m of community it serves		Yes, the site is surrounded by residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site looking to the south east



Site as viewed from the High St, looking towards Keysoe Road

Site number - 103

Site name – playing field

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	None	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	This area is the playing field used daily by children from the local community, they play on the swings and slides, skateboard on the skate ramp, and kick a ball around the area. Football and cricket pitches are available with village teams using them seasonally. Children climb trees and play games here. The village fete and village show are held here each year. The Summer Play scheme also uses the area. This area is a central point to Riseley and its residents.	The site has a social connection being the village playing field and physical connection being located adjacent to residential premises and the village hall.
Site area (10ha or less)		Yes, the site area is approximately 1.8ha.
Demonstrably special:	This site is used daily with Children playing at the swings and slides, skateboards on the skate ramp, football and cricket pitches are available with local teams using them seasonally. Children climb trees and play games here. The village fete and village show are held here each year. The Summer Play scheme also uses the area.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	This has been the village Playing field since 1947!	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	This site is used daily with Children playing at the swings and slides, skateboards on the skate ramp, football and cricket pitches are available with local teams using them seasonally. Children climb trees and play games here. The village fete and village show are held here each year. The Summer Play scheme also uses the area.	The site is considered to meet the criteria for recreational use with the children's play area and publicly accessible playing field.
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		

CWS or Local Geological Site		No
Within 300m of community it serves	The Site is within the community that it serves	Yes, the site is surrounded by residential properties and within walking distance of a number of dwellings.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria.



Looking south with High St in background.



Looking north with the lower school in the background

Site number – 104

Site name – Well corner, Gold St

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
Has the site been submitted in the Call for Sites?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	This is a historical well site, and the only one left in the village not on private land.	The site has a physical connection being located adjacent to residential premises.
Site area (10ha or less)		The site area is 134m2.

Demonstrably special:	This area preserves a well which was the only public well in the community.	
<ul style="list-style-type: none"> Beauty 	This is a grassed area that, for the safety of others, has a traditional looking well built over the historical well site, it is a very pretty area of the street.	The site is grass with an adjoining hedge, but is not considered to be exceptional.
<ul style="list-style-type: none"> Historic significance 	This area preserves a historical well was the only public well in the village.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 		
<ul style="list-style-type: none"> Tranquillity 		
<ul style="list-style-type: none"> Wildlife 	There is an abundance of wildlife within the area and surrounding hedges.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	This site with within the immediate vicinity of the community.	Yes, the site is surrounded by residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site does not meet the criteria for designation.



The site looking south



Old well in the middle of the site

RISELEY SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 96 Site name – Ross Meadows	Pass	Yes	Yes – recreational value and tranquillity	Yes	Yes
Site number - 97 Site name – Constants Field, off High Street	Pass	Yes	Yes - tranquillity	Yes	Yes
Site number - 98 Site name – Margaret Beaufort Middle School playing field	Pass	Yes	No	Yes	No
Site number – 99 Site name - Lower school playing field	Pass	Yes	No	Yes	No
Site number - 100 Site name – Church orchard, Church Lane	Pass	Yes	No	Yes	No
Site number - 101 Site name – green opposite Five Bells PH, High St	Pass	Yes	No	Yes	No

Site number - 102 Site name – green opposite shop, High St	Pass	Yes	No	Yes	No
Site number - 103 Site name – playing field	Pass	Yes	Yes – recreational value	Yes	Yes
Site number – 104 Site name – Well corner, Gold St	Pass	Yes	No	Yes	No

STEVINGTON PARISH

Site number - 114

Site name – Site AA, Church Rd

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Part of the site is designated as Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>It is well used for village events and for visitors who come to the village exclusively to see Kathy Brown's Garden of which this land forms part. People travel long distances to see Kathy Brown's garden, it is one of the most well known features of Stevington.</p> <p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the Manor and helps soften the edge of the village. Beauty is in the eye of the beholder, but on the measure of people coming from far and wide to see Kathy Brown's Garden it seems to me this space and the areas around must easily meet and pass this criteria. It is the grounds of the Manor Farmhouse which was originally built by the Duke of Bedford. The land is often used for Charity events which involve a large portion of the local community of Stevington (and beyond).</p> <p>The site is well used for village events and as such is important to creating and holding the community of Stevington together and it is also passed by people taking the Ouse Valley Way behind the Church past the locally important Holy Well (which is a natural spring) or people just going to the Church and graveyard.</p> <p>These 3 locations are often used along with the Church Rooms, especially when the Manor Garden is used for Charity Events and when there are events such as the annual well dressing.</p> <p>1. National Planning Policy Framework 2012</p>	<p>The site is considered to have a social connection being a private garden open to the general public, however it is only available to the public on specific days of the year as noted from the Kathy Brown's Garden website. There are many other private tended gardens that are open to the public on certain days of the year. The site also has a physical connection being located adjoining residential premises.</p>
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	<p>(NPPF) – see section 1 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.</p> <p>The Farmhouse was built by the Duke of Bedford along with the cowsheds which now form the barns (following his demolition of the previous manor house, the hospice and the Tythe Barn. Only part of the land running with the Manor House is within the Conservation Area and Village Envelope.</p>	
Site area (10ha or less)		Yes, the site area is approximately 1.2ha

<p>Demonstrably special:</p>	<p>Visitors come to the village by coach exclusively to see Kathy Brown's Garden of which this land forms part.</p> <p>It is the grounds of the Manor Farmhouse which was originally built by the Duke of Bedford. The land is often used for Charity events which involve a large portion of the local community of Stevington (and beyond).</p> <p>The site is well used for village events and as such is important to creating and holding the community of Stevington together and it is also passed by people taking the Ouse Valley Way behind the Church past the locally important Holy Well (which is a natural spring) or people just going to the Church and graveyard. These 3 locations are often used along with the Church Rooms, especially when the Manor Garden is used for Charity Events and when there are events such as the annual well dressing.</p> <p>1. National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>This space is important to Stevington Village and has been over a number of centuries being an important space in the history of the village.</p> <p>1. Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see</p>	
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	<p>section 9 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form. *</p>	
<ul style="list-style-type: none"> • Beauty 	<p>It is well used for village events and for visitors who come to the village exclusively to see Kathy Brown's Garden of which this land forms part. People travel long distances to see Kathy Brown's garden, it is one of the most well known features of Stevington.</p> <p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the Manor and helps soften the edge of the village. Beauty is in the eye of the beholder, but on the measure of people coming from far and wide to see Kathy Brown's Garden it seems to me this space and the areas around must easily meet and pass this criteria.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 9 of the overview document.</p>	<p>As viewed from the road, the site has a hedge along the road frontage and hedge. No information has been provided to evidence how the site meets the criteria for beauty.</p> <p>The garden has been developed by the owners as stated on the website and is open at certain times of the year between May and September, but is a private garden.</p>

<ul style="list-style-type: none"> • Historic significance 	<p>It is the grounds of the Manor Farmhouse which was originally built by the Duke of Bedford.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>Stevington Natural History Study Group (NHSG) detailed survey of the natural wildlife, landscape and history of Stevington.</p> <p>a. We consider this to be a particularly important piece of survey work taking many years and undertaken by 14 volunteers which is going through the process of being formally validated to allow it to stand as reference material in it's own right by recorders of the Bedfordshire Natural History Society.</p> <p>b. Given that the NHSG survey isn't yet formally validated, but that it is a thorough piece of work we have used it for reference for highlighting areas of interest.</p> <p>Listed Buildings and Conservation area</p> <p>a. We have considered the properties and their settings in line with best practice, Bedford Borough policies and guidance notes (including off the website) and Statutory documents. We have noted that the conservation area includes previously designated village open spaces.</p> <p>While we can't second guess the outcome of the</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
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	<p>current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> Recreational value 	<p>It is well used for village events and for visitors who come to the village exclusively to see Kathy Brown's Garden of which this land forms part.</p> <p>The land is often used for Charity events which involve the local community of Stevington and beyond.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> Tranquillity 	<p>Stevington is particularly notable for it's tranquillity because of it's relatively poor transport infrastructure.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site contains a residential garden and is adjacent to and opposite existing dwellings so is not considered to be tranquil in accordance with the criteria.</p>

<ul style="list-style-type: none"> • Wildlife 	<p>The birdlife of the river can be seen in the distance, when the fields flood birds the birdlife changes it's habits and feeds further up the fields. There are rabbits and birds of prey to feed on them. The woods alongside provide shelter.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed. See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species survey compiled by the BRMC has been submitted, however there were no species recorded on this site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>This site is outside the settlement area but is adjacent Church Road and within a few paces of houses (other than the manor house) and the church.</p>	<p>Yes, the site is adjacent to residential dwellings.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from the driveway into the site.

Site number - 115

Site name – Site BB, St Marys Church

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>Historic site dating back to Anglo Saxon times. A rich area of flora and fauna and Lichens.</p> <p>Criteria 1, 2(a), 2(b), 2(c), 2(d), 2(e), 3</p> <p>2. National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>4. Bedfordshire and Luton Biodiversity Recording and Monitoring Centre (BRMC) particularly noted the following:</p> <ul style="list-style-type: none"> a. There are species of importance within the Stevington area. Included with this submission is the BRMC species record document – which includes sensitive information about locations which must not be put in the public domain. b. River Great Ouse County Wildlife Site (CWS) c. Stevington Marsh County Wildlife Site (CWS) d. Holywell Marsh County Wildlife Site (CWS) e. Stevington Meadow County Wildlife Site (CWS) f. Turvey to Bromham County Wildlife Site (CWS) g. Stevington Turn Roadside Nature Reserve (RNR) h. Stevington Marsh Site of Special Scientific Interest (SSSI) <p>5 Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Please also see the photo's below kindly permitted to be used for the purpose of presenting this Green Space submission only; the copyright remains with Roger Day and his permission is</p>	<p>The site has a social connection being a church yard and a physical connection being located adjoining residential premises.</p>
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	<p>required to use the images for any purpose other than the presentation of this Green Spaces Form. http://www.rogerdayphotography.com</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		Yes, the site area is approximately 4600m2.
Demonstrably special:	<p>This is a regularly visited space, not just to see gravestones, but also for it's view across the Ouse Valley and across area G (see form G) which includes 2 protected areas.</p> <p>Criteria 1, 2(a), 2(b), 2(c), 2(d), 2(e), 3</p> <p>It is a place where people walking along the Ouse Valley way sometimes choose to stop and rest because of the tranquillity and the view.</p> <p>1. National Planning Policy Framework 2012 (NPPF) – see section 1 in the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p>	

<ul style="list-style-type: none"> • Beauty 	<p>This is a regularly visited space, not just to see gravestones, but also for it's view across the Ouse Valley and across area G (see form G) which includes 2 protected areas.</p> <p>It is a place where people walking along the Ouse Valley way sometimes choose to stop and rest because of the tranquillity and the view in quiet contemplation.</p> <p>Bedford Borough Landscape Character Assessment 2014 - see section of the overview document.</p>	<p>The site is a churchyard with grass and some trees, but is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 	<p>Historic site dating back to Anglo Saxon times. A rich area of flora and fauna and Lichens.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>

<ul style="list-style-type: none"> • Recreational value 	<p>This is a regularly visited space, not just to see gravestones, but also for it's view across the Ouse Valley and across area G (see form G) which includes 2 protected areas.</p> <p>It is a place where people walking along the Ouse Valley way sometimes choose to stop and rest because of the tranquillity and the view in quiet contemplation.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>This is a regularly visited space, not just to see gravestones, but also for it's view across the Ouse Valley and across area G (see form G) which includes 2 protected areas.</p> <p>It is a place where people walking along the Ouse Valley way sometimes choose to stop and rest because of the tranquillity and the view in quiet contemplation.</p> <p>Stevington is particularly notable for it's tranquillity because of it's relatively poor transport infrastructure. This is the churchyard which additionally behind the church and overlooking the Holywell CWS and meadow.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p>	<p>The site is located at the end of a cul-de-sac and is therefore free of any passing traffic. The site area includes the church building, but it is only the graveyard area which would be considered to be tranquil.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>The birdlife of the river can be seen in the distance, when the fields flood birds the birdlife changes it's habits and feeds further up the fields. There are rabbits and birds of prey to feed on them. The woods alongside provide shelter. Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed. There are bats well established in the church itself. See also the species chart provided by BRMC</p> <p>1. Bedfordshire and Luton Biodiversity Recording and Monitoring Centre (BRMC) particularly noted the following:</p> <ol style="list-style-type: none"> a. There are species of importance within the Stevington area. Included with this submission is the BRMC species record document – which includes sensitive information about locations which must not be put in the public domain. b. River Great Ouse County Wildlife Site (CWS) c. Stevington Marsh County Wildlife Site (CWS) d. Holywell Marsh County Wildlife Site (CWS) e. Stevington Meadow County Wildlife Site (CWS) f. Turvey to Bromham County Wildlife Site (CWS) g. Stevington Turn Roadside Nature Reserve (RNR) h. Stevington Marsh Site of Special Scientific Interest (SSSI) <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.</p>	<p>Only two record of a Bird species (spotted flycatcher) which are on the NERC (Natural Environment and Rural Communities Act) list have been recorded on the site. It is not considered that two species are a significant number to be meet the criteria.</p>
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CWS or Local Geological Site		No
Within 300m of community it serves	This site is outside the settlement area but is adjacent Church Road and within roughly 100 paces of houses. It is immediately adjacent the Ouse Valley Way, the Church and the Holywell	Yes, the site is adjacent to residential dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Church ground



Church building on the site

Site number - 116

Site name – Site CC, Park Rd

Has the site been submitted in the Call for Sites?	Yes, site number 525
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>See the separate document submitted by Mr & Mrs Eadie and enclosed with this form referenced CC which gives a very clear case for protecting this space.</p> <p>The copse in the middle of this space is an established resort and nesting site for Barn Owls (reported as being at least 2 pairs – possibly more) and most likely also providing cover for bats. These Barn Owls are regularly seen feeding over the fields at site CC as well as up towards the windmill and through J, I, B, H and G. Other Owls are regularly seen in these areas. There have been a number of approaches from people wishing this space protected. The rough grass is a regular feeding area for Barn Owls nesting in area K and is well used by a wide variety of mammals for hunting. It is immediately adjacent Park Road which at that point also serves as the Ouse Valley Way. It is also used by other birds including Kestrels and other owls. The green spaces in Stevington are significant to its character and identity.</p> <p>This area does attract a good range wildlife having wild hedge borders and leading to a relatively unkempt area alongside the land drain. It's a good place for hedgehogs, voles and owls – as well as other species. Please do see the species chart provided by BRMC and enclosed with these forms and the overview document.</p> <p>Please do also particularly note points 4 and 5 from the overview document. This landscape is very important to vulnerable wildlife. Especially</p>	<p>The site is not considered to be local in character as it is not connected to the local area.</p>
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	<p>the way it's current owners have cared for it. Please also note items 17,a,b,c and 18,a,b,c from the overview document enclosing this Form.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>This space allows visitors see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>3. Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>This area has had more comments/requests for protection than most with lots of comments on the Barn Owls nesting in the woods at area K. See also the photo's courtesy of Roger Day which are his copyright http://www.rogerdayphotography.com/</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		The site area is approximately 5ha.

<p>Demonstrably special:</p>	<p>The footpath/Park Road is part of the Ouse Valley Way and passes alongside this haven for wildlife and is on a route that allows for a short village walk and others connecting via other footpaths come past the windmill and on via the Holy Well behind the Church.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>This space allows visitors see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>It is an area that allows Stevington to maintain the green space gaps that have been identified as so important to the character of the village (see the various references to Bedford Landscape Character Assessment & the 1971 review highlighted in the covering overview document).</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii; 2; 4a to 4i; 5; 6 a & 6b, 6c – note this is a short cut on the Ouse Valley way and gives views across the Ouse Valley from Church Road; 6d; 6e – note the gently rolling countryside views</p>	
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	<p>from this location; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci & 16ciii; 17abc & 18abc</p> <p>This area has had more comments/requests for protection than most with lots of comments on the Barn Owls nesting in the woods at area K. See also the photo's courtesy of Roger Day which are his copyright http://www.rogerdayphotography.com/ Please read the request for this area to be protected provided by Robert and Heather Eadie.</p> <p>The copse in the middle of this space is an established resort and nesting site for Barn Owls (reported as being at least 2 pairs – possibly more) and most likely also providing cover for bats. These Barn Owls are regularly seen feeding over the fields at site CC as well as up towards the windmill and through J, I, B, H and G. Other Owls are regularly seen in these areas.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the Manor and views to the river and helps soften the edge of the village by giving a green space on the side of the Ouse Valley Way.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>The wildlife (photo's at the end) and the mists rolling in or clinging to the edge of the river as a morning warms up give a beauty to this location/area that can only be seen to understand.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is currently an open field with a hedge along the road frontage so is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 	<p>This area is alongside the historic Ouse Valley Way/John Bunyan Way route.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>

<ul style="list-style-type: none"> • Recreational value 	<p>The footpath/Park Road is part of the Ouse Valley Way and passes alongside this haven for wildlife and is on a route that allows for a short village walk and others connecting via other footpaths come past the windmill and on via the Holy Well behind the Church.</p> <p>National Planning Policy Framework – see section 1 and 2 of the overview document.</p> <p>This space allows visitors see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>is an area that allows Stevington to maintain the green space gaps that have been identified as so important to the character of the village (see the various references to Bedford Landscape Character Assessment & the 1971 review highlighted in the covering overview document).</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii ; 2; 4a to 4i; 5; 6 a & 6b; 6c – note this is a short cut on the Ouse Valley way and gives views across the Ouse Valley from Church Road; 6d; 6e – note the gently rolling countryside views from this location; 7; 9d; 15; 16ai; 16bi &</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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	<p>16biii; 16ci & 16ciii; 17abc & 18abc</p> <p>This area has had more comments/requests for protection than most with lots of comments on the Barn Owls nesting in the woods at area K. See also the photo's courtesy of Roger Day which are his copyright http://www.rogerdayphotography.com/</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Tranquillity 		

<ul style="list-style-type: none"> • Wildlife 	<p>This area does attract a good range wildlife having wild hedge borders and leading to a relatively unkempt area alongside the land drain. It's a good place for hedgehogs, voles and owls – as well as other species. Please do see the species chart provided by BRMC and enclosed with these forms and the overview document.</p> <p>It is an important feeding ground for the Barn Owls nesting in area K. While we consider the Barn Owls one of the highlights of wildlife to watch in this area it is important to be aware that bats, Owls, foxes and other regular visitors need somewhere to feed if they are to survive and this space provides that feeding ground. The creatures they feed on live in the wild grassland of this area.</p> <p>Please do also particularly note points 4 and 5 from the overview document. This landscape is very important to vulnerable wildlife. Especially the way it's current owners have cared for it. Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>Please also note items 17,a,b,c and 18,a,b,c from the overview document enclosing this Form in regard the loss of natural grasslands across the UK.</p> <p>National Planning Policy Framework – see section 1 of the overview document.</p> <p>This space allows visitors see the open rolling countryside so highlighted in Bedford Borough</p>	<p>A species survey compiled by the BRMC has been submitted, however there were no species recorded on this site and there is no information to evidence the wildlife value of the site in accordance with the methodology.</p>
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	<p>Landscape Character Assessment (see Overview document for all the associated relevant references) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>Bedford Borough Landscape Character Assessment – see section 6 of the overview document.</p> <p>This area has had more comments/requests for protection than most with lots of comments on the Barn Owls nesting in the woods at area K. See also the photo's courtesy of Roger Day which are his copyright http://www.rogerdayphotography.com/</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form</p>	
CWS or Local Geological Site		No
Within 300m of community it serves	Adjacent the settlement area – maybe 10 or 20 paces from the nearest houses	Yes, the site is located opposite residential premises on Park Road and adjacent to residential premises to the west.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road.

Site number - 117

Site name – Site G, behind St Marys Church

Has the site been submitted in the Call for Sites?	Yes, part of site. Site number 411
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the southern part of the site
Village Green or Common Land		A very small portion of the site off the road is common land.
Extant planning permission for development?	I didn't find evidence of a planning application on this site.	No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>This site is within the flood plain of Town Meadow; it is partly within the village conservation area and is annexed to the Old Vicarage partly within the conservation area. This is the only meadow managed as a wildflower meadow. The meadow contains the Holywell Marsh which is designated as a CWS important for among other things for butterbur. Apart from the flora, the meadow is rich in animal life, particularly field voles which are established by the pond. Otters are a frequent visitor to the riverbank. See also the forthcoming Natural History of Stevington. These are only some highlights of the references from the overview document submitted with this form.</p> <p>This site meets the criteria of proximity, beauty, tranquillity, richness of wildlife and local in character. Only part of this space is designated under other arrangements; Lake Meadow fits bang in the middle of policy aims of 3B16.</p> <p>The Holywell is described as a significant site 3B14</p> <p>Relevant criteria 1, 2(a), 2(b), 2(d), 2(e), 3</p> <p>Please also see the attached draft extract of Stevington Historical Society's book which is copyright and not allowed to be shared without the specific approval/consent of it's authors and owners. It is attached here with consent granted only for the evidencing of this Green Space submission. All enquiries should be directed to Peter Hart, Honourable Secretary, Stevington</p>	<p>The site is located adjoining the church, however is not considered to have a connection with the local area.</p>
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	<p>Historical Trust, Registered Charity 1086669. www.stevingtonhistoricaltrust.org.uk</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii ; 2; 4a to 4i; 5; 6 a & 6b; 6c – note this is a short cut on the Ouse Valley way and gives views across the Ouse Valley from Church Road; 6d; 6e – note the gently rolling countryside views from this location; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci & 16ciii.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		Yes, the site area is approximately 3.2ha.

<p>Demonstrably special:</p>	<p>The site is important for the annual village event well dressing and is also passed through by people taking the Ouse Valley Way behind the Church past the locally important Holy Well (which is a natural spring and is part of this site).</p> <p>This site meets the criteria of proximity, beauty, tranquillity, richness of wildlife and local in character. Only part of this space is designated under other arrangements; Lake Meadow fits bang in the middle of policy aims of 3B16. The Holywell is described as a significant site 3B14.</p> <p>Relevant criteria 1, 2(a), 2(b), 2(d), 2(e), 3</p> <p>It is overlooked from the churchyard from where there are views across the Ouse Valley and beyond. There have been sightings of otters and other rare wildlife along the riverside and toward the well.</p> <p>The footpath is well used by villagers and by people from the wider community being on the Ouse Valley Way.</p> <p>National Planning Policy Framework 2012 and the Natural Environment White Paper. – see section 1 and 2 in the overview document.</p> <p>This space is important to Stevington Village and has been over a number of centuries being an important space in the history of the village.</p> <p>Bedford Borough Landscape Character</p>	
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	<p>Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document</p> <p>Note also Points 17 & 18 and sub points from the overview document enclosing this form in regard grasslands and meadows</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see the attached draft extract of Stevington Historical Society's book which is copyright and not allowed to be shared without the specific approval/consent of it's authors and owners. It is attached here with consent granted only for the evidencing of this Green Space submission. All enquiries should be directed to Peter Hart, Honourable Secretary, Stevington Historical Trust, Registered Charity 1086669. www.stevingtonhistoricaltrust.org.uk</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>The wildlife and plants in this area is special and the walk past the Holywell has it's own beauty. It has been designated as a CWS. The Riverside of the Great Ouse has also been designated a CWS.</p> <p>This site meets the criteria of proximity, beauty, tranquillity, richness of wildlife and local in character. Only part of this space is designated under other arrangements; Lake Meadow fits bang in the middle of policy aims of 3B16. The Holywell is described as a significant site 3B14.</p> <p>Relevant criteria 1, 2(a), 2(b), 2(d), 2(e), 3.</p> <p>The summer is the best time to see this area, but in winter, when the river floods the views from the footpath by the well or from the churchyard across the Ouse Valley are wonderful.</p> <p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the Churchyard and helps soften the edge of the village.</p> <ol style="list-style-type: none"> 1. Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document. <p>Please also see the attached draft extract of Stevington Historical Society's book which is copyright and not allowed to be shared without the specific approval/consent of it's authors and owners. It is attached here with consent granted</p>	<p>The site is heavily vegetated close to the church and the land to the river is an open meadow with some trees, however is not considered exceptional.</p>
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	<p>only for the evidencing of this Green Space submission. All enquiries should be directed to Peter Hart, Honourable Secretary, Stevington Historical Trust, Registered Charity 1086669. www.stevingtonhistoricaltrust.org.uk</p> <p>See also copyright photos included by kind permission of Roger Day. It/they is/are not allowed to be reproduced or used for other purposes without his express permission.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Historic significance 	<p>The Holywell has a long and illustrious history, older than the church itself. It is said to never run dry.</p> <p>The Holywell is within the conservation area because of it's historic significance.</p> <p>This site meets the criteria of proximity, beauty, tranquillity, richness of wildlife and local in character. Only part of this space is designated under other arrangements; Lake Meadow fits bang in the middle of policy aims of 3B16. The Holywell is described as a significant site 3B14</p> <p>Relevant criteria 1, 2(a), 2(b), 2(d), 2(e), 3</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
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<ul style="list-style-type: none"> • Recreational value 	<p>The Ouse Valley way is well used by people from Stevington and from much further afield; there is also the annual well dressing.</p> <p>a. The majority of Stevington falls into Zone 2 Upper Great Ouse River Valley which sets a number of priorities including</p> <ul style="list-style-type: none"> i. ‘...Improving walking, cycling and horse riding opportunities upstream from Bedford, including the Ouse Valley Way, Bunyan Trail, and links to and from the western section of the Bedford Green Wheel. ‘ ii. ‘...Recreating river valley flood meadows and wet woodland, restoring wetlands and grassland for biodiversity benefit and flood alleviation. ‘ iii. ‘...Buffering and extending green spaces in the river valley ...’ <p>Please also see the attached draft extract of Stevington Historical Society’s book which is copyright and not allowed to be shared without the specific approval/consent of it’s authors and owners. It is attached here with consent granted only for the evidencing of this Green Space submission. All enquiries should be directed to Peter Hart, Honourable Secretary, Stevington Historical Trust, Registered Charity 1086669. www.stevingtonhistoricaltrust.org.uk</p> <p>See also copyright photos included by kind permission of Roger Day. It/they is/are not allowed to be reproduced or used for other purposes without his express permission.</p> <p>This site meets the criteria of proximity, beauty,</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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	<p>tranquillity, richness of wildlife and local in character. Only part of this space is designated under other arrangements; Lake Meadow fits bang in the middle of policy aims of 3B16. The Holywell is described as a significant site 3B14</p> <p>Relevant criteria 1, 2(a), 2(b), 2(d), 2(e), 3</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for it's tranquillity because of it's relatively poor transport infrastructure. Church Road is a quiet and contemplative area of Stevington being a no through road on the Ouse Valley way with wide views and this particular area is additionally sheltered by the high wall of the churchyard which itself holds the Holywell.</p> <p>In summer the plants take over along the footpath adding to the feeling of tranquillity when passing through.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it. While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site adjoins the church and buildings can be viewed from the site, however the site is at the end of Church Lane and has views across to the river which are considered to be relatively tranquil.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>Included with these various forms is a species chart for Stevington provided by BRMC. This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document. Please also be aware of how much wildlife relies on the marsh and the pond and the trees. Wooded areas have largely been removed around Stevington Parish so any that can be retained are particularly important to the wildlife of the area.</p> <p>See also copyright photos included by kind permission of Roger Day. They are not allowed to be reproduced or used for other purposes without his express permission. http://www.rogerdayphotography.com/</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC.</p> <p>Please also note Item 17 and 18 from the overview document enclosing this form and their sub points in regard meadowland/grassland.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p>	<p>A survey has been submitted which was compiled by the BRMC, however no species have been recorded on this site.</p> <p>Part of the site is a County Wildlife Site</p>
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	Please also see all the points set out in the overview document enclosing this form. *	
CWS or Local Geological Site		Part of the site is designated as Holywell Marsh County Wildlife Site.
Within 300m of community it serves	Partially within the Village Conservation area; immediately beyond the church boundary and roughly 150m from the settlement boundary and approx 50m from the occupied Barns.	Yes, the site is approximately 50 metres from the nearest residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking north east towards the river



Vegetation on the public footpath at the rear of the church.

Site number - 118

Site name – Site H, Church Rd

Has the site been submitted in the Call for Sites?	Yes, site number 411
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>This site enables open views of the river alongside a well used route for walkers being adjacent Church Road which itself forms part of the Ouse Valley Way.</p> <p>There is a bench sited to take advantage of the views across town meadow. This site is also important for the setting for the church and conservation area and for creating a green gap.</p> <p>Criteria 1(a), 2(d), 3</p> <p>This space allows visitors see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 5 and 6 of the overview document.</p> <p>It is an area that allows Stevington to maintain the green space gaps that have been identified as so important to the character of the village (see the various references to Bedford Landscape Character Assessment & the 1971 review highlighted in the covering overview document).</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii, 2, 4a to 4i, 5, 6 a & 6b, 6c – note this is a short cut on the Ouse Valley way and gives views across the Ouse Valley from Church Road, 6d, 6e – note the gently rolling countryside views</p>	<p>The site is no considered to have a connection with the local community.</p>
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	<p>from this location, 7, 9d, 15,16ai, 16bi & 16biii, 16ci & 16ciii The Ouse Valley Way/church road is well used by villagers and by people from the wider community following the Ouse Valley Way past this site.</p> <p>National Planning Policy Framework 2012 (NPPF) see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form. *</p>	
Site area (10ha or less)		Yes, the site area is approximately 3200m2.

<p>Demonstrably special:</p>	<p>It offers important views to the north east of the meadows and the River. It is part of the reason that walking down Church Road from the houses to the church and beyond is such a pleasure. The area is tranquil and beautiful with excellent opportunities for seeing amazing local wildlife and the rolling nature of the countryside.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Criteria 1(a), 2(d), 3</p> <p>It is immediately adjacent Church Road which is itself part of the Ouse Valley Way.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form. *</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>It provides views from Church Road across Tythe Field / Town Meadow. There are regularly all sorts of bird life seen on and across the fields here, especially towards the River in the distance. The rolling landscape of this area is readily seen across this space.</p> <p>There is a bench sited to take advantage of the views across town meadow. This site is also important for the setting for the church and conservation area and for creating a green gap.</p> <p>It offers important views to the north east of the meadows and the River. It is part of the reason that walking down Church Road from the houses to the church and beyond is such a pleasure. The area is tranquil and beautiful with excellent opportunities for seeing amazing local wildlife and the rolling nature of the countryside.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an open grassed field with some boundary hedging and is not considered to be exceptional.</p>
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<ul style="list-style-type: none"> • Historic significance 	<p>It's alongside an important footpath route which is also the route to the Church and the Holywell from the Cross.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence this historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 	<p>This is on the Ouse Valley Way and gives space along Church Road between the last houses and the Church. It's a peaceful area to walk and adds to the enjoyment of the Ouse Valley Way, especially after having walked along Park Road with no footpath</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>

<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for it's tranquillity partly because of it's relatively poor transport infrastructure. Church Road is a quiet and contemplative area of Stevington being a no through road on the Ouse Valley way with wide views and this particular area is additionally somehow sheltered being just off Church Road.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>Stevington in general benefits from being a transport backwater when it comes to tranquillity and wildlife and of course this particular area is close to the settlement boundary in the conservation area off the dead end road/Ouse Valley Way route of Church Road.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an agricultural field so is not considered to be tranquil in accordance with the methodology.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>The birdlife of the river can be seen in the distance, when the fields flood birds the birdlife changes it's habits and feeds further up the fields. There are rabbits and birds of prey to feed on them. The woods alongside provide shelter.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC Please also note items 17, a, b & c + item 18, a, b, c from the enclosing overview document in regard the importance of grassland to conservation.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species survey compiled by the BRMC has been submitted, however no species were recorded on this site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>This site is within the conservation area and is approx 50 paces from the edge of the Settlement Policy Area Boundary directly alongside the road between the church and the cross. It's maybe 80 paces from the Manor House grounds and perhaps 50 paces from the churchyard.</p>	<p>Yes, the site is located opposite residential premises and is located at the end of a cul-de-sac.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Panoramic view of the site from Church Road.

Site number - 119

Site name – Site I, off track off Church Rd

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>This site is immediately adjacent the Settlement Area boundary. It is perhaps 150 paces from Church Road and is within part of one of the most popular short circular village walks being served by footpath 17 being part of a link between Church Road and Park Road. It also creates a green space adjacent Burridges Close. It has amenity value and gives a link for wildlife and notably barn owls and Bats from site K and Site O through to site G. These are only some highlights of the references from the overview document submitted with this form.</p> <p>Criteria 1, 2(c), 2(d), 3</p> <p>The footpath through this green space is well used by walkers coming from Park Road – some for a short village walk and others connecting via other footpaths come past the windmill and on to the Ouse Valley Way via the Holy Well behind the Church. The route avoids roads with no footpaths and gives access from the rear of a good number of houses to green spaces and open countryside as well as ‘just’ providing a link between Park Road and Church Road.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>This space allows visitors to see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references, especially the points highlighted</p>	<p>The site is only physically connected located adjoining residential dwellings to the south of the site.</p>
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	<p>below) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form. *</p>	
Site area (10ha or less)		Yes, the site is approximately 5400m2.

<p>Demonstrably special:</p>	<p>This site is immediately adjacent the Settlement Area boundary. It is perhaps 150 paces from Church Road and is within part of one of the most popular short circular village walks being served by footpath 17 being part of a link between Church Road and Park Road. Immediately adjacent the houses backing onto this field.</p> <p>Criteria 1, 2(c), 2(d), 3</p> <p>Adjacent the settlement area on 1 boundary, and the existing designated Green Space at site B and including part of the well used footpath between Park Road and, Church Road taking pedestrians to the Ouse Valley Way.</p> <p>The footpath through this green space is well used by walkers coming from Park Road – some for a short village walk and others connecting via other footpaths come past the windmill and on to the Ouse Valley Way via the Holy Well behind the Church. The route avoids roads with no footpaths and gives access from the rear of a good number of houses to green spaces, Park Road and the Ouse Valley Way.</p> <p>National Planning Policy Framework 2012 (NPPF) - see section 1 and 2 of the overview document.</p> <p>This space allows visitors see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references) giving views down to the river and helping set off the rural nature of Stevington.</p>	
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	<p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>It is an area that allows Stevington to maintain the green space gaps that have been identified as so important to the character of the village (see the various references to Bedford Landscape Character Assessment & the 1971 review highlighted in the covering overview document).</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii; 2; 4a to 4i; 5; 6 a & 6b; 6c – note this is a short cut on the Ouse Valley way and gives views across the Ouse Valley from Church Road; 6d; 6e – note the gently rolling countryside views from this location; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci & 16ciii; 17abc & 18abc</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the Manor and views to the river and helps soften the edge of the village by giving a green space on the side of the Ouse Valley Way.</p> <p>The semi tamed nature of this area is part of it's appeal.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an open field with some hedging along the boundaries, but is not considered to be exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		

<ul style="list-style-type: none"> • Recreational value 	<p>The footpath through this green space is well used by walkers coming from Park Road – some for a short village walk and others connecting via other footpaths come past the windmill and on to the Ouse Valley Way via the Holy Well behind the Church. The route avoids roads with no footpaths and gives access from the rear of a good number of houses to green spaces and open countryside as well as ‘just’ providing a link between Park Road and Church Road.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>This space allows visitors to see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references, especially the points highlighted below) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence that the tests for recreational value have been met as outlined in criterion 2d of the methodology.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for it's tranquillity partly because of it's relatively poor transport infrastructure. Church Road is a quiet and contemplative area of Stevington being a no through road on the Ouse Valley way with wide views and this area is additionally removed while being easily and regularly used being between Church Road and Park Road.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>Stevington in general benefits from being a transport backwater when it comes to tranquillity and wildlife and of course this particular area is close to the settlement boundary in the conservation area off the dead end road/Ouse Valley Way route of Church Road.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an open field adjoining other agricultural use and residential premises so is not considered to be tranquil in accordance with the methodology.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>This area does attract a good range wildlife having wild hedge borders and leading to a relatively unkempt area alongside the land drain (see form I). It's a good place for hedgehogs, voles and owls – as well as other species. Please do see the species chart provided by BRMC and enclosed with these forms and the overview document.</p> <p>Please do also particularly note points 4 and 5 from the overview document. This landscape is very important to vulnerable wildlife. Especially the way it's current owners have cared for it.</p> <p>It also creates a green space adjacent Burridges Close. It has amenity value and gives a link for wildlife and notably barn owls and Bats from site K and Site O through to site G. These are only some highlights of the references from the overview document submitted with this form.</p> <p>See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A records search compiled by BRMC has been submitted however there are no records for this site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>

<p>Within 300m of community it serves</p>	<p>This site is immediately adjacent the Settlement Area boundary. It is perhaps 150 paces from Church Road and is within part of one of the most popular short circular village walks being served by footpath 17 being part of a link between Church Road and Park Road.</p> <p>Immediately adjacent the houses backing onto this field.</p> <p>Adjacent the settlement area on 1 boundary, and the existing designated Green Space at site B and including part of the well used footpath between Park Road and, Church Road taking pedestrians to the Ouse Valley Way.</p>	<p>Yes, the site is located adjacent to residential dwellings and is accessible from a public footpath from Church Rd or Park Rd.</p>
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the public footpath, looking north

Site number - 120

Site name – Site J, Park Rd

Has the site been submitted in the Call for Sites?	Yes, site number 525
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the western boundary of the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>This site is immediately adjacent the Settlement Area boundary. It is perhaps 30 paces from Park Road and is within part of one of the most popular short circular village walks being served by footpath 17 being part of a link between Church Road and Park Road. It also creates a green space adjacent Burridges Close. It has amenity value and gives a link for wildlife and notably barn owls and Bats from site K and Site O through to site G.</p> <p>When the County Council sold Langford Farm to the sitting tenant she sold a strip of land to the West of Burridges Close to the owners on that side. This land lies to the East of the ditch to the rear of the properties and footpath 17.</p> <p>To the best of our knowledge this is designated agricultural land (ie not for domestic use). NB site C (already a designated open space) at the Park Road entrance to this area which reinforces the logic of making sites G, H, A, B, I, J and C one continuous protected Green Space.</p> <p>This site is in an important location adjacent the conservation area adjacent the manor with good and well used public access from Church Road via a footpath through sites I and J and C to Park Road and has regular sightings by villagers of important wildlife.</p> <p>This land contains the footpath link from Park Road to Church Road and gives a good green space and a feeling of being in parkland while remaining only just outside the village settlement</p>	<p>The site has a physical connection being located adjoining residential premises.</p>
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	<p>area.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>These are only some highlights of the references from the overview document submitted with this form.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Criteria 1, 2(c), 2(d)</p> <p>There are regular sightings of owls, foxes, bats and various other wildlife. See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		Yes, the site area is approximately 7800m ² .

<p>Demonstrably special:</p>	<p>The people in Burridges Close purchased this land jointly but separately to prevent the land being easily developed when Bedford Borough Council sold it to its tenant farmer.</p> <p>Criteria 1, 2(c), 2(d)</p> <p>It's crossed by Footpath 17 which takes people from Park Road (designated village open space C) to Church Road (designated village open space B) and which gives a peaceful more green walk to the church and area G as a short cut for the Ouse Valley Way. The footpath through this green space is well used by walkers coming from Park Road – some for a short village walk and others connecting via other footpaths come past the windmill and on to the Ouse Valley Way via the Holy Well behind the Church. The route avoids roads with no footpaths and gives access from the rear of a good number of houses to green spaces, Park Road and the Ouse Valley Way.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>The footpath is well used by people in the village as a short circular walk that gives a green feel and space but without having to go further afield.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document</p> <p>It is an area that allows Stevington to maintain the</p>	
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	<p>green space gaps that have been identified as so important to the character of the village (see the various references to Bedford Landscape Character Assessment & the 1971 review highlighted in the covering overview document).</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii; 2; 4a to 4i; 5; 6 a & 6b; 6c – note this is a short cut on the Ouse Valley way and gives views across the Ouse Valley from Church Road 6d; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci & 16ciii; 17abc & 18abc</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Beauty 	<p>This is a semi tended area which gives the feel of small tranquillity, a chance to see some wildlife and very close to the centre of the village.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site consists of grassland and trees, but is not considered to be exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		

<ul style="list-style-type: none"> • Recreational value 	<p>The footpath through this green space is well used by walkers coming from Park Road – some for a short village walk and others connecting via other footpaths come past the windmill and on to the Ouse Valley Way via the Holy Well behind the Church. The route avoids roads with no footpaths and gives access from the rear of a good number of houses to green spaces and open countryside as well as ‘just’ providing a link between Park Road and Church Road.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for it's tranquillity partly because of it's relatively poor transport infrastructure. Church Road is a quiet and contemplative area of Stevington being a no through road on the Ouse Valley way with wide views and this area is additionally removed while being easily and regularly used being between Church Road and Park Road.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>Stevington in general benefits from being a transport backwater when it comes to tranquillity and wildlife and of course this particular area is close to the settlement boundary behind gardens.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site adjoins residential premises to the south and east so is not considered to meet the criteria for tranquillity.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species. See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see the photo below kindly permitted to be used for the purpose of presenting this Green Space submission only; the copyright remains with Roger Day and his permission is required to use the images for any purpose other than the presentation of this Green Spaces Form. http://www.rogerdayphotography.com/ This pair of Green Woodpeckers were photographed in the grass behind Burridges Close.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by the BRMC has been submitted, however no species were recorded on the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>This site is immediately adjacent the Settlement Area boundary. It is perhaps 30 paces from Park Road and is within part of one of the most popular short circular village walks being served by footpath 17 being part of a link between Church Road and Park Road.</p>	<p>Yes, the site is located adjoining residential premises to the south and west.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking south



In the middle of the site

Site number - 121

Site name – Site K, in corner of field

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>See all the points set out in the overview document enclosing this form – if you need me to break it down or increase the references please let me know.</p> <p>We feel this copse of trees ought to have a tree preservation order – they are too important to lose.</p> <p>This site is perhaps 30 paces from Park Road which also serves as the Ouse Valley Way and the John Bunyan Way and gives views across the open countryside towards the river.</p> <p>The copse is an established resort and nesting site for Barn Owls (reported as being at least 2 pairs – possibly more) and most likely also providing cover for bats. These Barn Owls are regularly seen feeding over the fields at site CC as well as up towards the windmill and through J, I, B, H and G. Other Owls are regularly seen in these areas.</p> <p>These are only some highlights of the references from the overview document submitted with this form.</p>	The site is not considered to have a connection with the local area as it is separated from the main part of the village.
Site area (10ha or less)		Yes, the site area is approximately 650m2.

<p>Demonstrably special:</p>	<p>It's the wildlife and the views/beauty that make this space particularly valuable and important to the village.</p> <p>We consider the copse ought to be protected with a Tree Preservation order.</p> <p>The footpath/Park Road is part of the Ouse Valley Way/John Bunyan Way and passes within close view of this haven for wildlife and is on a route that allows for a short village walk and others connecting via other footpaths come past the windmill and on via the Holy Well behind the Church.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>The space around the spinney allows visitors see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Woodlands are particularly scarce in Bedfordshire and in Stevington, they are very important to wildlife with good evidence/records of Barn Owls nesting here for a number of years.</p>	
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	<p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii; 2; 4a to 4i; 5; 6 a & 6b; 6d; 6e – note the gently rolling countryside views from this location; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci & 16ciii; 17abc & 18abc.</p> <p>This area has had more comments/requests for protection than most with lots of comments on the Barn Owls nesting in the woods at area K. See also the photo's courtesy of Roger Day which are his copyright http://www.rogerdayphotography.com/</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>We consider the copse ought to be protected with a Tree Preservation order.</p> <p>Woodland space of any kind is in short supply in Stevington, it's important for wildlife which itself gives beauty to the area. These trees enhance the beauty of the landscape.</p> <p>The copse is an established resort and nesting site for Barn Owls (reported as being at least 2 pairs – possibly more) and most likely also providing cover for bats. These Barn Owls are regularly seen feeding over the fields at site CC as well as up towards the windmill and through J, I, B, H and G. Other Owls are regularly seen in these areas.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site has some trees in the middle of a field, but is not considered to be exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>

<ul style="list-style-type: none"> • Tranquillity 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is located in the middle of an agricultural field but is opposite residential dwellings on Park Road and on one of the main roads into Stevington so is not considered to meet the criteria as outlined in the methodology.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>The copse is an established resort and nesting site for Barn Owls (reported as being at least 2 pairs – possibly more) and most likely also providing cover for bats. These Barn Owls are regularly seen feeding over the fields at site CC as well as up towards the windmill and through J, I, B, H and G. Other Owls are regularly seen in these areas.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species. Woodland is particularly important.</p> <p>We feel this copse of trees ought to have a tree preservation order – they are too important to lose.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by BRMC has been submitted, however there were no records recorded on this site that meet the criteria in the methodology.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>

Within 300m of community it serves	This site is very visible from Park Road and is approximately 50 paces across open grassland not far from houses on Park Road.	Yes, the site is located approximately 60 metres from residential dwellings on Park Road.
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road.

Site number - 122

Site name – Site S, off Silver St

Has the site been submitted in the Call for Sites?	Yes, site number 347 and 259
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		Planning permission (reference: 14/01614/COU) for a change of use for a charitable children's riding school was granted in October 2014.

The site does not move onto Stage 2 assessment as there is an extant planning permission on the site.

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>This area is part of what was once known as Common Close. It generates lots of local interest and is considered high amenity value because of the number of properties overlooking it and the reasonably well used public footpaths giving access around it's perimeter.</p> <p>Criteria 1, 2(c), 2(d), 3</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		

<p>Demonstrably special:</p>	<p>The area is easily accessed by footpath 12 and footpath 13 which offer a number of fairly short circular walks into the countryside from the village. There's also access given between Silver Street and Court Lane.</p> <p>Criteria 1, 2(c), 2(d), 3</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>This land is part of the gentle tended landscape that makes Stevington Special and with the hedges and drainage ditches there's things hidden and things to find on your walk.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>This land is part of the gentle tended landscape that makes Stevington Special.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>This area is largely special to the community because of the views it affords and the recreational value from the footpaths through this area.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Tranquillity 		

<ul style="list-style-type: none"> • Wildlife 	<p>The birdlife are regularly seen while other animals are harder to find unless you are very patient. There are rabbits and birds of prey to feed on them. There's hedges for wildlife to shelter and feed alongside the land drain.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<p>CWS or Local Geological Site</p>		
<p>Within 300m of community it serves</p>	<p>It is served by footpath 12 and footpath 13 and is immediately adjacent the back gardens in the north of Silver Street. Maybe 50 or 100 paces from the nearest access to the houses (or one pace if you count it from the back gardens of the adjacent properties).</p>	

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site looking to the west as viewed from the public footpath



Site viewed from the public footpath looking south west

Site number - 123

Site name – Site P, rear of Farley Way

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>The area is important for wildlife for birds and fauna; it's on the main route for foxes and a hunting ground for the barn owls of the copse (location K)</p> <p>The field is close to the community it serves, it's demonstrably special in terms of its beauty, tranquillity and richness of wildlife; it is local in character and not extensive; it's also adjacent the conservation area.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>We have noted and taken account of Bedford Borough Sustainability Appraisal Scoping Report of September 2013, particularly the checklist in Appendix 4.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>Stevington Natural History Study Group (NHSG) detailed survey of the natural wildlife, landscape and history of Stevington.</p> <p>a. We consider this to be a particularly important piece of survey work taking many years and undertaken by 14 volunteers which is going through the process of being formally validated to allow it to stand as reference material in it's own right by recorders of the Bedfordshire Natural History Society. The work on fungi has already been validated by Peter Murdin former recorder for Northants NHS. However, the recorders are</p>	<p>The site is connected by residential premises to the south and north of the site.</p>
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	<p>pretty busy and I do not expect the validation of flora to be available until at least the end of March.</p> <p>b. NHSG have carried out detailed studies.</p> <p>c. Given that the NHSG survey isn't yet formally validated, but that it is a thorough piece of work we have used it for reference for highlighting areas of interest but have relied on points 1 to 8 (and the associated sub points) above which you can cross reference against each individual proposed site on each of the proposals in each of the attached Green Space forms.</p> <p>There have been two representations made to Stevington Parish Council about protecting this site.</p> <p>This is an ancient field which borders the houses on Silver Street, Park Road and Farley Way. It is thought to have been (not confirmed) Butts Close (the area reserved for archery training. The close is identified in the Enclosure award of 1806. There is established overgrown hedging along the boundary which gives good cover for wildlife. The field is used for grazing meaning open grassland for wildlife such as green woodpeckers and is a route for foxes and deer and a hunting ground for owls.</p> <p>Criteria 1, 2(a), 2(b), 2(c), 2(d), 2(e), 3</p> <p>The field slopes down from Silver Street to the footpath as a local character meadow.</p> <p>While we can't second guess the outcome of the</p>	
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	<p>current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		Yes, the site area is approximately 1.8ha.

<p>Demonstrably special:</p>	<p>This ancient close is afield which borders the houses in Silver Street to the west, Park Road and Farley Way Properties in the North, footpath 23 in the East and another field, Bakers close, to the South. It is possible that this was once Butts close where the village butts (area for archery training) were held in the medieval early modern period. The close is identified in the Enclosure award of 1806. It is thought that the land used to run with the former bakery.</p> <p>Criteria 1, 2(a), 2(b), 2(c), 2(d), 2(e), 3</p> <p>Access along footpath 23 (known as the jungle because it's so overgrown). The field slopes down from Silver Street to the footpath and has the pleasing characteristics of a village meadow. It offers amenity value for the footpaths as well as for the properties overlooking it.</p> <p>The area is important for wildlife for birds and fauna; it's on the main route for foxes and a hunting ground for the barn owls of the copse (location K)</p> <p>The field is close to the community it serves, it's demonstrably special in terms of its beauty, tranquillity and richness of wildlife; it is local in character and not extensive; it's also adjacent the conservation area.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are</p>	
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	<p>anticipating that this space is likely to be considered important to the village in that review.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>We have noted and taken account of Bedford Borough Sustainability Appraisal Scoping Report of September 2013, particularly the checklist in Appendix 4.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>5. Stevington Natural History Study Group (NHSG) detailed survey of the natural wildlife, landscape and history of Stevington.</p> <p>a. We consider this to be a particularly important piece of survey work taking many years and undertaken by 14 volunteers which is going through the process of being formally validated to allow it to stand as reference material in it's own right by recorders of the Bedfordshire Natural History Society. The work on fungi has already been validated by Peter Murdin former recorder for Northants NHS. However, the recorders are pretty busy and I do not expect the validation of flora to be available until at least the end of March.</p> <p>b. NHSG have carried out detailed studies.</p> <p>c. Given that the NHSG survey isn't yet formally validated, but that it is a thorough piece of work we have used it for reference for highlighting areas of interest but have relied on points 1 to 8</p>	
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	<p>(and the associated sub points) above which you can cross reference against each individual proposed site on each of the proposals in each of the attached Green Space forms.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Beauty 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is a cultivated field, so is not considered to be exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 	<p>This ancient close is afield which borders the houses in Silver Street to the west, Park Road and Farley Way Properties in the North, footpath 23 in the East and another field, Bakers close, to the South. It is possible that this was once Butts close where the village butts (area for archery training) were held in the medieval early modern period. The close is identified in the Enclosure award of 1806. It is thought that the land used to run with the former bakery.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>

<ul style="list-style-type: none"> • Recreational value 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>The field is close to the community it serves, it's demonstrably special in terms of its beauty, tranquillity and richness of wildlife; it is local in character and not extensive; it's also adjacent the conservation area.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence that the tests for recreational value have been met as outlined in criterion 2d of the methodology.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is in agricultural use so is not considered to be tranquil in accordance with the methodology.</p>

<ul style="list-style-type: none"> • Wildlife 	<p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species.</p> <p>The area is important for wildlife for birds and fauna; it's on the main route for foxes and a hunting ground for the barn owls of the copse (location K).</p> <p>The field is close to the community it serves, it's demonstrably special in terms of its beauty, tranquillity and richness of wildlife; it is local in character and not extensive; it's also adjacent the conservation area.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A records search compiled by BRMC has been submitted and some records of species were recorded on the site, but it is not considered to be at a significant number to meet the criteria.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>

Within 300m of community it serves	This site is immediately adjacent houses in Park Road and Silver Street and for general access by others in Stevington is approximately 100 paces from Park Road along footpath 23 which serves as a farm track. It is seen from footpath 23.	Yes, the site is adjoining residential properties and is within 300m of residential properties.
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site as viewed from the public footpath, looking north-west

Site number - 124

Site name – Site Q, off Silver St

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>The field contains the finest Oak Tree in Stevington on the south side near Footpath 14. There is a drain where Footpath 14 meets Footpath 23.</p> <p>See also copyright photos included by kind permission of Roger Day. They are not allowed to be reproduced or used for other purposes without his express permission. http://www.rogerdayphotography.com/</p> <p>There is a plantation near where Footpath 14 and Footpath 23 meet. There is generally a shortage of woodland in Stevington which increases the value to wildlife and the community of any areas remaining.</p> <p>Criteria 1,2(a), 2(c), 2(d), 2(e), 3</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p>	<p>The site is considered to have a physical connection adjoining residential premises.</p>
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	Please also see all the points set out in the overview document enclosing this form.	
Site area (10ha or less)		Yes, the site area is approximately 1.3ha.
Demonstrably special:	<p>This site can be accessed via footpath 23 (farm track) adjacent houses in Park Road and via the closer footpath 14 from Silver Street.</p> <p>Criteria 1,2(a), 2(c), 2(d), 2(e), 3</p> <p>The field adjoins and lies to the south of Budds close. There is a plantation where footpath 14 meets footpath 23. Footpath 23 is on the Eastern boundary but separated from it by a deep field drain. The field contains the finest oak tree in the village on the South Side of footpath 14.</p> <p>It's an area of tranquillity that satisfies the proximity test by virtue of the footpaths which also provide the recreational element.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>1. National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	

<ul style="list-style-type: none"> • Beauty 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an open grassed field and is not considered to be exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>The field adjoins and lies to the south of Budds close. There is a plantation where footpath 14 meets footpath 23. Footpath 23 is on the Eastern boundary but separated from it by a deep field drain. The field contains the finest oak tree in the village on the South Side of footpath 14.</p> <p>It's an area of tranquillity that satisfies the proximity test by virtue of the footpaths which also provide the recreational element.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>

<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for its tranquillity because of its relatively poor transport infrastructure and this area is removed from transport links while being close to village houses between Silver Street and Park Road.</p> <p>The field adjoins and lies to the south of Budds close. There is a plantation where footpath 14 meets footpath 23. Footpath 23 is on the Eastern boundary but separated from it by a deep field drain. The field contains the finest oak tree in the village on the South Side of footpath 14.</p> <p>It's an area of tranquillity that satisfies the proximity test by virtue of the footpaths which also provide the recreational element.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an open field with farm buildings visible in the distance which is not considered to meet the criteria as outlined in the methodology.</p>
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<ul style="list-style-type: none"> Wildlife 	<p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by BRMC has been submitted, however there were no species records for this site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>This site is immediately adjacent houses in Park Road and Silver Street and for general access by others in Stevington is approximately 100 paces from Park Road along footpath 23 which serves as a farm track.</p>	<p>Yes, the site is located adjoining residential premises on Silver Street and can also be accessed from a public footpath off Silver Street along the southern boundary of the site.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.

Looking north



Looking north east

Site number - 125

Site name – Site X, off West End

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>Footpath 6 is well used by the local community as a circular route along the main road through the village and back along the Ouse Valley Way coming out behind the Church in area G entering the conservation area and protected areas at that end of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife.</p> <p>The field abuts the last house (Woodings) on the North side of Pavenham Road. It adjoins Footpath 6 on its Eastern flank North of the cottages. It is ancient pasture grazed by sheep. It's an important amenity for the West End cottages and for views down to the river and Woodcraft. The pond is important for amphibia.</p> <p>Criteria 1, 2(a), 2(c), 2(d)</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	The site adjoins one dwelling on the edge of Stevington, however is not considered to have a connection with the local area as it is located on the edge of the hamlet of West End.
Site area (10ha or less)		Yes, the site area is approximately 4.8ha.

<p>Demonstrably special:</p>	<p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Our submission fully takes on board the guidance from the Open Spaces Society information sheet C20 from 2014 in all respects. Para 2 and Para 3 give the clearest guidance on what is acceptable and what is not and our proposals are fully in line with this guidance. Note that this guidance is referred to in other government guidance as a good point of reference for considering green spaces.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii; 2; 4a to 4i; 5; 6 a & 6b; 6d; 6e – note the gently rolling countryside views from this location; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci & 16ciii.</p> <p>Footpath 6 is well used by the local community as a circular route along the main road through the village and back along the Ouse Valley Way coming out behind the Church in area G entering the conservation area and protected areas at that end of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife.</p>	
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	<p>The field abuts the last house (Woodings) on the North side of Pavenham Road. It adjoins Footpath 6 on its Eastern flank North of the cottages. It is ancient pasture grazed by sheep. It's an important amenity for the West End cottages and for views down to the river and Woodcraft. The pond is important for amphibians.</p> <p>Criteria 1, 2(a), 2(c), 2(d)</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Beauty 	<p>The field abuts the last house (Woodings) on the North side of Pavenham Road. It adjoins Footpath 6 on its Eastern flank North of the cottages. It is ancient pasture grazed by sheep. It's an important amenity for the West End cottages and for views down to the river and Woodcraft. The pond is important for amphibians.</p> <p>Criteria 1, 2(a), 2(c), 2(d)</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an open field with hedgerows around the boundary, but is not considered to be exceptional.</p>

<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>Footpath 6 is well used by the local community as a circular route along the main road through the village and back along the Ouse Valley Way coming out behind the Church in area G entering the conservation area and protected areas at that end of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife.</p> <p>The field abuts the last house (Woodings) on the North side of Pavenham Road. It adjoins Footpath 6 on its Eastern flank North of the cottages. It is ancient pasture grazed by sheep. It's an important amenity for the West End cottages and for views down to the river and Woodcraft. The pond is important for amphibians.</p> <p>Criteria 1, 2(a), 2(c), 2(d)</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 		

<ul style="list-style-type: none"> • Wildlife 	<p>The birdlife of the river can be seen in the distance, when the fields flood birds the birdlife changes it's habits and feeds further up the fields. There are rabbits and birds of prey to feed on them. The woods alongside provide shelter.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by the BRMC has been submitted, however no species were recorded on the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>This site is outside the settlement area but is adjacent Pavenham Road, Footpath 6 and Woodings (last house).</p>	<p>Yes, the site is located at the edge of the hamlet of West End, but is within 300m of residential premises.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking to the north



The site looking to the east

Site number - 126

Site name – Site Y, West End

Has the site been submitted in the Call for Sites?	Yes, site number 266 and 339
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>This land contains the arboretum created by the late Ken Prentice of meeting farm. Part of the area includes Meeting Piece where the Baptists used to meet in the open air. It is important open space to the houses and connects with the footpath from the back of the Church via Lake Meadow, West End Meadow, The Moor and past Woodcraft.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>These are only some highlights of the references from the overview document submitted with this form.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the</p>	<p>The site has a physical connection being located adjoining residential dwellings on West End.</p>
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	overview document enclosing this form.	
Site area (10ha or less)		Yes, the site area is approximately 3.3ha.

<p>Demonstrably special:</p>	<p>This land contains the arboretum created by the late Ken Prentice of meeting farm. Part of the land includes Meeting Piece where the Baptists used to meet in the open air. It's an important open space to the houses on the North side of the road; it adjoins footpath 6 to the west. Footpath 6 connects to the Ouse Valley Way/John Bunyan way at Woodcraft and the moor which are of themselves a special worthy of protection for any number of reasons.</p> <p>I've taken the liberty of including photographs provided by Roger Day and which remain his copyright www.rogerdayphotography.com</p> <p>The field and views leading down to woodcraft and the river great Ouse have wonderful views of the open rolling countryside around Stevington. It's a tranquil peaceful area with a brook a little off to one side which is almost a miniature of the Ouse Valley. Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p>	
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	<p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii ; 2; 4a to 4i; 5; 6 a & 6b; 6d; 6e – note the gently rolling countryside views from this location; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci & 16ciii</p> <p>Footpath 6 is well used by the local community as a circular route along the main road through the village and back along the Ouse Valley Way coming out behind the Church in area G entering the conservation area and protected areas at that end of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Criteria 1,2(b), 2(d), 3</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>The open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>This land contains the arboretum created by the late Ken Prentice of meeting farm. Part of the land includes Meeting Piece where the Baptists used to meet in the open air. It's an important open space to the houses on the North side of the road; it adjoins footpath 6 to the west. Footpath 6 connects to the Ouse Valley Way/John Bunyan way at Woodcraft and the moor which are of themselves a special worthy of protection for any number of reasons.</p> <p>I've taken the liberty of including photographs provided by Roger Day and which remain his copyright www.rogerdayphotography.com</p> <p>The field and views leading down to woodcraft and the river great Ouse have wonderful views of the open rolling countryside around Stevington. It's a tranquil peaceful area with a brook a little off to one side which is almost a miniature of the Ouse Valley.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p>	<p>The site is an open field with a group of trees in the middle, however this is not considered exceptional.</p> <p>No information has been provided to evidence about the Meeting Piece or arboretum on the site.</p>
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	<p>Footpath 6 is well used by the local community as a circular route along the main road through the village and back along the Ouse Valley Way coming out behind the Church in area G entering the conservation area and protected areas at that end of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>Criteria 1, 2(b), 2(d), 3</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Historic significance 	<p>This land contains the arboretum created by the late Ken Prentice of meeting farm. Part of the land includes Meeting Piece where the Baptists used to meet in the open air. It's an important open space to the houses on the North side of the road; it adjoins footpath 6 to the west. Footpath 6 connects to the Ouse Valley Way/John Bunyan way at Woodcraft and the moor which are of themselves a special worthy of protection for any number of reasons.</p> <p>I've taken the liberty of including photographs provided by Roger Day and which remain his copyright www.rogerdayphotography.com</p> <p>The field and views leading down to woodcraft and the river great Ouse have wonderful views of the open rolling countryside around Stevington. It's a tranquil peaceful area with a brook a little off to one side which is almost a miniature of the Ouse Valley. Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
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<ul style="list-style-type: none"> • Recreational value 	<p>This land contains the arboretum created by the late Ken Prentice of meeting farm. Part of the land includes Meeting Piece where the Baptists used to meet in the open air. It's an important open space to the houses on the North side of the road; it adjoins footpath 6 to the west. Footpath 6 connects to the Ouse Valley Way/John Bunyan way at Woodcraft and the moor which are of themselves a special worthy of protection for any number of reasons.</p> <p>I've taken the liberty of including photographs provided by Roger Day and which remain his copyright www.rogerdayphotography.com</p> <p>The field and views leading down to woodcraft and the river great Ouse have wonderful views of the open rolling countryside around Stevington. It's a tranquil peaceful area with a brook a little off to one side which is almost a miniature of the Ouse Valley. Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>This land contains the arboretum created by the late Ken Prentice of meeting farm. Part of the land includes Meeting Piece where the Baptists used to meet in the open air. It's an important open space to the houses on the North side of the road; it adjoins footpath 6 to the west. Footpath 6 connects to the Ouse Valley Way/John Bunyan way at Woodcraft and the moor which are of themselves a special worthy of protection for any number of reasons.</p> <p>I've taken the liberty of including photographs provided by Roger Day and which remain his copyright www.rogerdayphotography.com</p> <p>The field and views leading down to woodcraft and the river great Ouse have wonderful views of the open rolling countryside around Stevington. It's a tranquil peaceful area with a brook a little off to one side which is almost a miniature of the Ouse Valley. Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site contains and is adjacent to residential dwellings and farm buildings and is adjacent to one of the main roads into Stevington so is therefore not considered to be tranquil as outlined in the methodology.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>This land contains the arboretum created by the late Ken Prentice of meeting farm. Part of the land includes Meeting Piece where the Baptists used to meet in the open air. It's an important open space to the houses on the North side of the road; it adjoins footpath 6 to the west. Footpath 6 connects to the Ouse Valley Way/John Bunyan way at Woodcraft and the moor which are of themselves a special worthy of protection for any number of reasons.</p> <p>I've taken the liberty of including photographs provided by Roger Day and which remain his copyright www.rogerdayphotography.com</p> <p>The field and views leading down to woodcraft and the river great Ouse have wonderful views of the open rolling countryside around Stevington. It's a tranquil peaceful area with a brook a little off to one side which is almost a miniature of the Ouse Valley.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be</p>	<p>A species records search compiled by the BRMC has been submitted, however no species were recorded on the site.</p>
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	considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.	
CWS or Local Geological Site		No
Within 300m of community it serves	This site is outside the settlement area but is adjacent Meeting Farm and Footpath 6. Footpath 6 starts next to the houses. About 50 paces from the houses.	Yes, the site is located adjacent to residential dwellings and is located within 300m of other dwellings in West End.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Western side of site



Site as viewed from the road

Site number - 127

Site name – Site T, Court Lane

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>This site is outside the settlement area and (along with site 340) would change the character of Stevington by joining West End to the village centre. It is directly alongside Court Lane. West End is a traditional “End” Hamlet. The current Settlement Policy Area boundary was designed to keep West End separate to Stevington.</p> <p>The green spaces in Stevington are significant to it’s character and identity.</p> <p>Criteria 1, 2(c), 2(d)</p> <p>Stevington is a traditional village with separate “ends” and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>While we can’t second guess the outcome of the</p>	<p>The site is not considered to have any local connection.</p>
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	<p>current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing the form.</p>	
Site area (10ha or less)		Yes, the site area is approximately 2.4 ha.

<p>Demonstrably special:</p>	<p>The footpath alongside the road and the road itself are used by villagers (and others) to get between West End and the centre of Stevington.</p> <p>Criteria 1, 2(c), 2(d)</p> <p>Stevington is a traditional village with separate “ends” and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>4. Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii; 2; 4a to 4i; 5; 6 a & 6b; 6d; 6e – note the gently rolling countryside views from this location; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci &</p>	
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	<p>16ciii.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>Stevington is a traditional village with separate “ends” and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview documents.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is a grass open field with hedging around the edge but is not considered exceptional.</p>
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<ul style="list-style-type: none"> • Historic significance 	<p>Stevington is a traditional village with separate “ends” and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
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<ul style="list-style-type: none"> • Recreational value 	<p>Stevington is a traditional village with separate “ends” and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for it's tranquillity partly because of it's relatively poor transport infrastructure.</p> <p>Stevington is a traditional village with separate "ends" and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it. While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is used for agricultural uses and is surrounded by agricultural uses farms and the village recreation ground. It is also adjacent to one of the main roads into Stevington. The site is therefore not considered to meet the criteria for tranquillity as outlined in the methodology.</p>
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<ul style="list-style-type: none"> Wildlife 	<p>There are rabbits and birds of prey to feed on them. The woods alongside provide shelter.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC Please also note Item 17 and 18 from the overview document enclosing this form and their sub points in regard meadowland/grassland.</p>	<p>A species records search compiled by the BRMC has been submitted, however only one bird species was recorded on the site and no further information has been submitted to evidence the wildlife value of the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>This site is outside the settlement area and (along with site 340) would change the character of Stevington by joining West End to the village centre. It is directly alongside Court Lane. West End is a traditional "End" Hamlet. The current Settlement Policy Area boundary was designed to keep West End separate to Stevington.</p>	<p>Yes, The site is within 300m of the hamlet of West End and the built up area of Stevington village.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking to the south east



Looking south

Site number - 128

Site name – Site Z, off Court Lane

Has the site been submitted in the Call for Sites?	Yes, site number 340
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>The green spaces in Stevington are significant to it's character and identity.</p> <p>Stevington is a traditional village with separate "ends" and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Criteria 1, 2(a), 2(c) 3</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p> <p>This site is outside the settlement area and (along</p>	<p>The site is located adjacent to residential premises.</p>
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	<p>with site 261) would change the character of Stevington by joining West End to the village centre. It is directly alongside Court Lane. West End is a traditional “End” Hamlet. The current Settlement Policy Area boundary was designed to keep West End separate to Stevington. Additionally this site is important because of the aspect it provides across the fields to the river from the road.</p> <p>The green spaces in Stevington are significant to its character and identity.</p>	
Site area (10ha or less)		The site area is approximately 1.1ha

<p>Demonstrably special:</p>	<p>The footpath alongside the road and the road itself are used by villagers (and others) to get between West End and the centre of Stevington.</p> <p>Criteria 1, 2(a), 2(c) 3</p> <p>Stevington is a traditional village with separate “ends” and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii; 2; 4a to 4i; 5; 6 a & 6b; 6d; 6e – note the gently rolling countryside views from this location; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci &</p>	
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	<p>16ciii While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>Stevington is a traditional village with separate “ends” and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an open field with a tarmac access running through to the farm buildings, but is not considered exceptional.</p>
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<ul style="list-style-type: none"> • Historic significance 	<p>Stevington is a traditional village with separate “ends” and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form. *</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
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<ul style="list-style-type: none"> • Recreational value 	<p>Stevington is a traditional village with separate “ends” and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for it's tranquillity partly because of it's relatively poor transport infrastructure.</p> <p>Stevington is a traditional village with separate "ends" and middle which is an important feature of this type of village. Keeping the separation has been identified as being important to villages such as Stevington if we are to maintain an understanding of its history and setting. This space is an intrinsic part of the character of Stevington.</p> <p>Additionally the open spaces allow sight of the gentle rolling nature of the countryside in and around Stevington which could so easily be lost and yet is so valuable and beautiful.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is in agricultural use and is also located adjacent to one of the main roads into Stevington. Therefore the site is not considered to meet the criteria in accordance with the methodology.</p>
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<ul style="list-style-type: none"> Wildlife 	<p>The birdlife of the river can be seen in the distance, when the fields flood birds the birdlife changes it's habits and feeds further up the fields. There are rabbits and birds of prey to feed on them. The woods alongside provide shelter.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by the BRMC has been submitted, however no species were recorded on the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>This site is outside the settlement area but is adjacent The Pyghtle and Langcroft Farm Farmhouse.</p>	<p>Yes, the site is located within 300 metres of residential premises in the hamlet of West End and the built up area of Stevington.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



As viewed from the road frontage, gate at western end



Site as viewed from the roadway with the driveway in the middle of the site.

Site number - 129

Site name – Site U, off West End

Has the site been submitted in the Call for Sites?	Yes, site number 263
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through one small part at the southern end of the site.
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>This Lane follows the line of an ancient hazel hedge pre-dating the Enclosure Award of 1806. Ancient hedges are particularly important for wildlife. On the other side of the lane is the ancient rich pasture field and the coarse grazing is home to St George's mushrooms.</p> <p>Criteria 1, 2(b), 2(c), 2(e), 3</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document</p> <p>These are only some highlights of the references from the overview document submitted with this form.</p>	The site is located in the middle of two farms and is not considered to have a connection with the local area.
Site area (10ha or less)		Yes, the site area is approximately 3500m2.

<p>Demonstrably special:</p>	<p>This Lane follows the line of an ancient hazel hedge pre-dating the Enclosure Award of 1806. Ancient hedges are particularly important for wildlife. On the other side of the lane is the ancient rich pasture field and the coarse grazing is home to St George's mushrooms.</p> <p>Criteria 1, 2(b), 2(c), 2(e), 3</p> <p>National Planning Policy Framework 2012 (NPPF) - see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p>	
<ul style="list-style-type: none"> • Beauty 	<p>This Lane follows the line of an ancient hazel hedge pre-dating the Enclosure Award of 1806. Ancient hedges are particularly important for wildlife. On the other side of the lane is the ancient rich pasture field and the coarse grazing is home to St George's mushrooms.</p>	<p>The site is a line of trees and hedges but is not considered to be exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 	<p>This Lane follows the line of an ancient hazel hedge pre-dating the Enclosure Award of 1806. Ancient hedges are particularly important for wildlife. On the other side of the lane is the ancient rich pasture field and the coarse grazing is home to St George's mushrooms.</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 		

<ul style="list-style-type: none"> • Tranquillity 	<p>This Lane follows the line of an ancient hazel hedge pre-dating the Enclosure Award of 1806. Ancient hedges are particularly important for wildlife. On the other side of the lane is the ancient rich pasture field and the coarse grazing is home to St George's mushrooms.</p>	<p>The site is located in the middle of the hamlet of West End and is used for agricultural purposes so is not considered to be tranquil in accordance with the methodology.</p>
<ul style="list-style-type: none"> • Wildlife 	<p>This Lane follows the line of an ancient hazel hedge pre-dating the Enclosure Award of 1806. Ancient hedges are particularly important for wildlife. On the other side of the lane is the ancient rich pasture field and the coarse grazing is home to St George's mushrooms.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by the BRMC has been submitted, however no species were recorded on the site.</p>
CWS or Local Geological Site		No
Within 300m of community it serves	This site is outside the settlement area but starts by West End Farm with the houses opposite.	Yes, the site is within 300 metres of dwellings within the hamlet of West End.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the west



Other side of the hedge

Site number - 130

Site name – Site W, rear of Hart Farm

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A bridleway runs along part of the northern edge of the site.
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>The footpath route using Bridleway 4 (which connects with BW11 and BW21 and BW24) is well used by the local community as a circular route through Picts Hill woodland where it's possible to join the dismantled railway protected area or return to Stevington along BW2 to the Duck End of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife. The important rolling landscape of Stevington of the area requested here for protection are interspersed with old hedges that provide shelter for all manner of wildlife give way to the new plantation at Picts Hill.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>a. Sections 2b and 3b of this report relate to Stevington Parish and highlight ‘...important landscape features and strategic sensitivities...’</p> <p>b. 2B.5, 2B.6, 2B.11, 2B.1.1, 2B.1.3, 2B.1.8, 2B.1.9, 2.B.1.11, 2B.1.17, note strategic and local sensitivities and important features relevant to Stevington Parish and informed part of our process for identifying important green spaces for protection.</p> <p>c. Other sections from the BBLCA that we've used in determining green spaces to protect for views and for biodiversity importance include: 3.B.5, 3.B.9, 3.B.13, 3.B.1.10, 3.B.1.11, 3.B.1.12, 3.B.1.13, 3.B.1.14, 3.B.1.15, 3.B.1.16, 3.B.1.17,</p>	<p>The site is not considered to have a connection with the local area.</p>
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	<p>This is an attractive setting in the Parish. It lies outside the village envelope. The fields to the rear of the farmhouse border bridleway 4 on it's south side. The access is reasonably well used and benefits from the open rolling countryside.</p> <p>Criteria 1,2(a), 2(c), 3</p> <p>These are only some highlights of the references from the overview document submitted with this form.</p>	
Site area (10ha or less)		The site area is approximately 4.7ha.

<p>Demonstrably special:</p>	<p>The footpath route using Bridleway 4 (which connects with BW11 and BW21 and BW24) is well used by the local community as a circular route through Picts Hill woodland where it's possible to join the dismantled railway protected area or return to Stevington along BW2 to the Duck End of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife. The important rolling landscape of Stevington of the area requested here for protection are interspersed with old hedges that provide shelter for all manner of wildlife give way to the new plantation at Picts Hill.</p> <p>Criteria 1, 2(a), 2(c), 3</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>This is an attractive setting in the Parish. It lies outside the village envelope. The fields to the rear of the farmhouse border bridleway 4 on it's south side. The access is reasonably well used and benefits from the open rolling countryside.</p> <p>Criteria 1,2(a), 2(c), 3</p> <p>These are only some highlights of the references from the overview document submitted with this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>The footpath route using Bridleway 4 (which connects with BW11 and BW21 and BW24) is well used by the local community as a circular route through Picts Hill woodland where it's possible to join the dismantled railway protected area or return to Stevington along BW2 to the Duck End of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife. The important rolling landscape of Stevington of the area requested here for protection are interspersed with old hedges that provide shelter for all manner of wildlife give way to the new plantation at Picts Hill.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an open field with some hedging around the boundary, but is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		

<ul style="list-style-type: none"> • Recreational value 	<p>The footpath route using Bridleway 4 (which connects with BW11 and BW21 and BW24) is well used by the local community as a circular route through Picts Hill woodland where it's possible to join the dismantled railway protected area or return to Stevington along BW2 to the Duck End of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife. The important rolling landscape of Stevington of the area requested here for protection are interspersed with old hedges that provide shelter for all manner of wildlife give way to the new plantation at Picts Hill.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>The footpath route using Bridleway 4 (which connects with BW11 and BW21 and BW24) is well used by the local community as a circular route through Picts Hill woodland where it's possible to join the dismantled railway protected area or return to Stevington along BW2 to the Duck End of Stevington – well worth taking a walk that way for the beauty, tranquillity and wildlife. The important rolling landscape of Stevington of the area requested here for protection are interspersed with old hedges that provide shelter for all manner of wildlife give way to the new plantation at Picts Hill.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site adjoins a farmhouse and the site is in agricultural use, so is not considered to be tranquil in accordance with the methodology.</p>
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<ul style="list-style-type: none"> Wildlife 	<p>There are rabbits and birds of prey to feed on them. The hedges alongside provide shelter.</p> <p>This is rolling countryside interspersed with rough edges to fields give travel routes and food opportunities for wildlife and places for various plant life to establish themselves.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by the BRMC has been submitted, however no records were found on this site.</p>
<p>CWS or Local Geological Site</p>		
<p>Within 300m of community it serves</p>	<p>This site is outside the settlement area but is adjacent Harts Farm. It's probably 450 paces from West End housing but the path does get regular use.</p>	<p>The site is on the edge of the hamlet but is located within 300m of residential dwellings in West End.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Field as viewed from public footpath



Hedge in front of first field

Site number - 131

Site name – Site L, off Park Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>This site gives space and separation to Stevington and provides land alongside the very limited Stevington Belt ancient woodland for wildlife to forage and feed. It's immediately alongside the Ouse Valley Way which leaves the riverside at Stevington Belt to follow the main road through Stevington. It provides a buffer for biodiversity, especially now it's maintained as rough pasture.</p> <p>Without spaces like this the open rolling nature of the countryside around Stevington would be lost as it has been in so many other places. The long term impact on wildlife and long term biodiversity is only just now starting to be understood.</p> <p>Criteria 1, 2(e), 3</p> <p>This site is alongside Park Road (which also serves as the Ouse Valley Way) and immediately adjacent the significant Stevington Belt.</p> <p>This field is outside the village envelope has been grassed as course pasture which is ideal for wildlife and will give good feeding for wildlife sheltering and basing themselves at K and M helping to preserve and protect the biodiversity in Stevington Belt.</p> <p>These are only some highlights of the references from the overview document submitted with this form.</p>	The site is not considered to have a connection with the local area.
Site area (10ha or less)		Yes, the site area is approximately 1.3ha.

<p>Demonstrably special:</p>	<p>This site gives space and separation to Stevington and provides land alongside the very limited Stevington Belt ancient woodland for wildlife to forage and feed. It's immediately alongside the Ouse Valley Way which leaves the riverside at Stevington Belt to follow the main road through Stevington. It provides a buffer for biodiversity, especially now it's maintained as rough pasture.</p> <p>Criteria 1, 2(e), 3</p> <p>Without spaces like this the open rolling nature of the countryside around Stevington would be lost as it has been in so many other places. The long term impact on wildlife and long term biodiversity is only just now starting to be understood.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>References to maintaining relevant views within the NPPF and the BBLCA. 3.B.1.9. d. Other sections from the BBLCA that we've used in determining green spaces to</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>This site gives space and separation to Stevington and provides land alongside the very limited Stevington Belt ancient woodland for wildlife to forage and feed. It's immediately alongside the Ouse Valley Way which leaves the riverside at Stevington Belt to follow the main road through Stevington. It provides a buffer for biodiversity, especially now it's maintained as rough pasture.</p> <p>Without spaces like this the open rolling nature of the countryside around Stevington would be lost as it has been in so many other places. The long term impact on wildlife and long term biodiversity is only just now starting to be understood.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is an open grass field so is not considered to be exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		

<ul style="list-style-type: none"> • Recreational value 	<p>This space is directly alongside the main road through the village which at this point serves also as the Ouse Valley Way. It's well used by cyclists avoiding busier roads and routes as well as providing continuity along the Ouse Valley way and giving change of scene away from the river.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>The space is tranquil, it adds tranquillity to the area as a whole by allowing open views and visual access to the Ouse Valley and beyond.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is adjacent to one of the main roads into the village and housing development is visible to the west and south of the site. Therefore the site is not considered to be tranquil in accordance with the methodology.</p>

<ul style="list-style-type: none"> • Wildlife 	<p>This site gives space and separation to Stevington and provides land alongside the very limited Stevington Belt ancient woodland for wildlife to forage and feed. It's immediately alongside the Ouse Valley Way which leaves the riverside at Stevington Belt to follow the main road through Stevington. It provides a buffer for biodiversity, especially now it's maintained as rough pasture.</p> <p>Without spaces like this the open rolling nature of the countryside around Stevington would be lost as it has been in so many other places. The long term impact on wildlife and long term biodiversity is only just now starting to be understood.</p> <p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by the BRMC has been submitted, however no records were found on this site.</p>
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CWS or Local Geological Site		No
Within 300m of community it serves	This site is very visible from Park Road and is approximately 30 paces from houses on Park Road and approximately 200 paces from the settlement policy boundary area along Park Road/the Ouse Valley Way	Yes, the site is within 300 metres from the main built up part of Stevington to the west of the site.

Overall assessment - **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking to the south west



Looking east from the road frontage

Site number - 132

Site name – Site V, front of Hart Farm

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>This field is vital to the protection of the setting for Harts Farm.</p> <p>Criteria 1, 2(a), 2(c), 3</p> <p>By having this field as a green space its possible to see the rolling landscape beyond Harts Farm as well as Harts Farm itself. The setting is part of the character of Stevington and is particularly pleasing as you first come toward Stevington from Pavenham on Pavenham Road. There's a dip and a turn in the road/ in the landscape which gives some additional tranquillity and allows glimpses beyond.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>This is an attractive setting in the Parish. It lies outside the village envelope. The fields to the rear of the farmhouse border bridleway 4 on it's south side. The access is reasonably well used and benefits from the open rolling countryside.</p> <p>Criteria 1,2(a), 3</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p>	<p>The site is located outside of the hamlet and main built up part of Stevington. It is not considered to have a connection with the local area.</p>
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	<p>Please also see all the points set out in the overview document enclosing this form.</p> <p>This field is important to the setting of Hart Farm and the open character when entering Stevington Village (West End) from Pavenham direction.</p>	
Site area (10ha or less)		Yes, the site area is approximately 2000m2.

<p>Demonstrably special:</p>	<p>This field is vital to the protection of the setting for Harts Farm.</p> <p>Criteria 1, 2(a), 2(c), 3</p> <p>By having this field as a green space its possible to see the rolling landscape beyond Harts Farm as well as Harts Farm itself. The setting is part of the character of Stevington and is particularly pleasing as you first come toward Stevington from Pavenham on Pavenham Road. There's a dip and a turn in the road/ in the landscape which gives some additional tranquillity and allows glimpses beyond.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>This is an attractive setting in the Parish. It lies outside the village envelope. The fields to the rear of the farmhouse border bridleway 4 on it's south side. The access is reasonably well used and benefits from the open rolling countryside.</p> <p>Criteria 1,2(a), 3</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p>	
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	Please also see all the points set out in the overview document enclosing this form.	
<ul style="list-style-type: none"> Beauty 	<p>This field is vital to the protection of the setting for Harts Farm.</p> <p>Criteria 1, 2(a), 2(c), 3</p> <p>By having this field as a green space its possible to see the rolling landscape beyond Harts Farm as well as Harts Farm itself. The setting is part of the character of Stevington and is particularly pleasing as you first come toward Stevington from Pavenham on Pavenham Road. There's a dip and a turn in the road/ in the landscape which gives some additional tranquillity and allows glimpses beyond.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	The site is an open field with some vegetation along the road frontage of the site, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 		

<ul style="list-style-type: none"> • Recreational value 	<p>This field is vital to the protection of the setting for Harts Farm.</p> <p>Criteria 1, 2(a), 2(c), 3</p> <p>By having this field as a green space its possible to see the rolling landscape beyond Harts Farm as well as Harts Farm itself. The setting is part of the character of Stevington and is particularly pleasing as you first come toward Stevington from Pavenham on Pavenham Road. There's a dip and a turn in the road/ in the landscape which gives some additional tranquillity and allows glimpses beyond.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>This field is vital to the protection of the setting for Harts Farm.</p> <p>Criteria 1, 2(a), 2(c), 3</p> <p>By having this field as a green space its possible to see the rolling landscape beyond Harts Farm as well as Harts Farm itself. The setting is part of the character of Stevington and is particularly pleasing as you first come toward Stevington from Pavenham on Pavenham Road. There's a dip and a turn in the road/ in the landscape which gives some additional tranquillity and allows glimpses beyond.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is located adjacent to the Harts Farm where there are farm buildings and dwellings. The site also adjoins one of the main roads to Pavenham so is therefore not considered to be tranquil in accordance with the methodology.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>There are rabbits and birds of prey to feed on them.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by the BRMC has been submitted, however no records were found on this site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>This site is outside the settlement area but is adjacent Harts Farm and Walnut cottage and is immediately adjacent Pavenham Road</p>	<p>Yes, the site is located within 300 metres of dwellings in the West End hamlet.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site behind the hedging

Site number - 133

Site name – Site M, adjacent to footpath

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>The Park is an historic part of Stevington being mentioned in early documents relating to the village and was the former deer park of the lords of the manor and formerly included the eastern part (which now lies in Bromham Parish).</p> <p>Footpath 19 runs alongside the Belt and the river. There is DEFRA stewardship including a permissive path around the southern and eastern sides of the field.</p> <p>The Stevington Belt runs along the western boundary and teems with wildlife.</p> <p>The spinney in the centre of the park serves a similar function and is the home of a pair of hobbies (rare in this area). A central portion of the park has been reserved for lapwings. The sailing club provides access to the river and there is also a fishing club using this section of river.</p> <p>The total of this park is around 50 acres. We would prefer to be nominating the whole area – but if we can't we have highlighted on the map as area M a zone 6 m wide from the Stevington Belt (currently used not cropped) which is already designated a leachate strip to go 6 m beyond the track to the sailing club and similar from the river into the field. The whole field is not ideal for housing having flooded regularly in the past.</p> <p>Criteria 1, 2(c), 2(d), 2(e), 3</p> <p>The richness of wildlife and the regular use for walking, fishing and sailing by people from</p>	<p>The site is not considered to have a physical connection as it is located outside of the main built up part of Stevington.</p> <p>The application submitted states that the site is a former deer park, however no information has been supplied to evidence how the site is local in character.</p>
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	<p>Stevington and surrounding areas makes the whole field worthy of designation. The rolling aspect of the Park with the historic Oakley House in the background and footpath 19 being well used makes this area stand out in a similar way to the other areas we have proposed.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. The footpath is well used by villagers and by people from the wider community being on the Ouse Valley Way.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>This space is important to Stevington Village and has been over a number of centuries being an important space in the history of the village.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>See also copyright photos included by kind permission of Roger Day. They are not allowed to be reproduced or used for other purposes without his express permission. http://www.rogerdayphotography.com/</p>	
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	Please also see all the points set out in the overview document enclosing this form.	
Site area (10ha or less)		Yes, the site area is approximately 3.5ha.

<p>Demonstrably special:</p>	<p>The Park is an historic part of Stevington being mentioned in early documents relating to the village and was the former deer park of the lords of the manor and formerly included the eastern part (which now lies in Bromham Parish).</p> <p>Criteria 1, 2(c), 2(d), 2(e), 3</p> <p>Footpath 19 runs alongside the Belt and the river. There is DEFRA stewardship including a permissive path around the southern and eastern sides of the field.</p> <p>The Stevington Belt runs along the western boundary and teems with wildlife.</p> <p>Please also see the attached draft extract of Stevington Historical Society's book which is copyright and not allowed to be shared without the specific approval/consent of it's authors and owners. It is attached here with consent granted only for the evidencing of this Green Space submission. All enquiries should be directed to Peter Hart, Honourable Secretary, Stevington Historical Trust, Registered Charity 1086669. www.stevingtonhistoricaltrust.org.uk</p> <p>The spinney in the centre of the park serves a similar function and is the home of a pair of hobbies (rare in this area). A central portion of the park has been reserved for lapwings. The sailing club provides access to the river and there is also a fishing club using this section of river.</p> <p>The total of this park is around 50 acres. We</p>	
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	<p>would prefer to be nominating the whole area – but if we can't we have highlighted on the map as area M a zone 6 m wide from the Stevington Belt (currently used not cropped) which is already designated a leachate strip to go 6 m beyond the track to the sailing club and similar from the river into the field. The whole field is not ideal for housing having flooded regularly in the past.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. The footpath is well used by villagers and by people from the wider community being on the Ouse Valley Way.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>The summer is the best time to see this area, but in winter, when the river floods the views from the footpath by the well or from the churchyard across the Ouse Valley are wonderful.</p> <p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the edge of the village.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see the attached draft extract of Stevington Historical Society's book which is copyright and not allowed to be shared without the specific approval/consent of it's authors and owners. It is attached here with consent granted only for the evidencing of this Green Space submission. All enquiries should be directed to Peter Hart, Honourable Secretary, Stevington Historical Trust, Registered Charity 1086669. www.stevingtonhistoricaltrust.org.uk</p> <p>See also copyright photos included by kind permission of Roger Day. They are not allowed to be reproduced or used for other purposes without his express permission. http://www.rogerdayphotography.com/</p>	<p>The site consists of a belt of trees but is not considered to be exceptional.</p>
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	Please also see all the points set out in the overview document enclosing this form.	
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<ul style="list-style-type: none"> • Historic significance 	<p>The Park is an historic part of Stevington being mentioned in early documents relating to the village and was the former deer park of the lords of the manor and formerly included the eastern part (which now lies in Bromham Parish).</p> <p>Footpath 19 runs alongside the Belt and the river. There is DEFRA stewardship including a permissive path around the southern and eastern sides of the field.</p> <p>The Stevington Belt runs along the western boundary and teems with wildlife.</p> <p>The spinney in the centre of the park serves a similar function and is the home of a pair of hobbies (rare in this area). A central portion of the park has been reserved for lapwings. The sailing club provides access to the river and there is also a fishing club using this section of river.</p> <p>The total of this park is around 50 acres. We would prefer to be nominating the whole area – but if we can't we have highlighted on the map as area M a zone 6 m wide from the Stevington Belt (currently used not cropped) which is already designated a leachate strip to go 6 m beyond the track to the sailing club and similar from the river into the field. The whole field is not ideal for housing having flooded regularly in the past.</p> <p>Please also see the attached draft extract of Stevington Historical Society's book which is copyright and not allowed to be shared without the specific approval/consent of it's authors and</p>	<p>No information has been submitted to evidence the historic significance of the site.</p>
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	<p>owners. It is attached here with consent granted only for the evidencing of this Green Space submission. All enquiries should be directed to Peter Hart, Honourable Secretary, Stevington Historical Trust, Registered Charity 1086669. www.stevingtonhistoricaltrust.org.uk</p>	
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<ul style="list-style-type: none"> • Recreational value 	<p>The Park is an historic part of Stevington being mentioned in early documents relating to the village and was the former deer park of the lords of the manor and formerly included the eastern part (which now lies in Bromham Parish).</p> <p>Footpath 19 runs alongside the Belt and the river. There is DEFRA stewardship including a permissive path around the southern and eastern sides of the field. It's a short walk further on to the Oakley Bridges.</p> <p>The Stevington Belt runs along the western boundary and teems with wildlife.</p> <p>The spinney in the centre of the park serves a similar function and is the home of a pair of hobbies (rare in this area). A central portion of the park has been reserved for lapwings. The sailing club provides access to the river and there is also a fishing club using this section of river.</p> <p>The total of this park is around 50 acres. We would prefer to be nominating the whole area – but if we can't we have highlighted on the map as area M a zone 6 m wide from the Stevington Belt (currently used not cropped) which is already designated a leachate strip to go 6 m beyond the track to the sailing club and similar from the river into the field. The whole field is not ideal for housing having flooded regularly in the past.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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	<p>considered important to the village in that review.</p> <p>The footpath is well used by villagers and by people from the wider community being on the Ouse Valley Way.</p> <p>National Planning Policy Framework 2012 (NPPF) - see section 1 and 2 of the overview document</p> <p>This space is important to Stevington Village and has been over a number of centuries being an important space in the history of the village.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Tranquillity 	<p>In summer the plants take over along the footpath adding to the feeling of tranquillity when passing through. The wooded belt provides a shady sheltered area.</p> <p>It's a riverside walk amongst fine countryside with a chance of seeing otters and countless other wildlife. There's not often much road noise and the gentle movement of the water and the plants give the park a reason to visit and wander.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site extends from the road to the river, however it is adjacent to the main road into Stevington and the site is surrounded by agricultural uses so is not considered to meet the criteria as outlined in the methodology.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species in it's woodland, the flood meadow, the spinney.</p> <p>The Stevington Belt runs along the western boundary and teems with wildlife.</p> <p>The spinney in the centre of the park serves a similar function and is the home of a pair of hobbies (rare in this area). A central portion of the park has been reserved for lapwings. The sailing club provides access to the river and there is also a fishing club using this section of river.</p> <p>The total of this park is around 50 acres. We would prefer to be nominating the whole area – but if we can't we have highlighted on the map as area M a zone 6 m wide from the Stevington Belt (currently used not cropped) which is already designated a leachate strip to go 6 m beyond the track to the sailing club and similar from the river into the field. The whole field is not ideal for housing having flooded regularly in the past.</p> <p>See also copyright photos included by kind permission of Roger Day. They are not allowed to be reproduced or used for other purposes without his express permission. http://www.rogerdayphotography.com/</p> <p>See also the species chart provided by BRMC.</p>	<p>A species records search compiled by the BRMC has been submitted, however no records were found on this site.</p>
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	<p>Please also note Item 17 and 18 from the overview document enclosing this form and their sub points in regard meadowland/grassland.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document. The Spinney and woodland belt are important areas for bats, especially along the river bank.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
CWS or Local Geological Site		No
Within 300m of community it serves	This site is very visible from Park Road and the river is approximately 80 paces from houses on Park Road and approximately 250 paces from the settlement policy boundary area and is alongside Park Road/the Ouse Valley Way.	Yes, the site is within 300 metres of dwellings on the eastern part of the main built up area of Stevington.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for designation.



The site looking to the south along the bridleway

Site number - 134

Site name – Site N, off Park Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along part of the southern edge of the site.
Village Green or Common Land		No
Extant planning permission for development?	No	An application for an extension to the existing barn on the site was approved in August 2016 (planning reference 16/01811/FUL). Permission for a prior notification for a change from an agricultural building to a dwelling house under CPNMB rules was granted in March 2015 (15/00231/CPNMB).

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>See all the points set out in the overview document enclosing this form – if you need me to break it down or increase the references please let me know.</p> <p>This site is alongside Park Road and the well used footpath route that links the Windmill to the old railway walk (Borough protection) and continues through to Bromham and allows a continuous walk on to Bromham Mill in about an hour. The site is approx 250 paces from houses in Mill Lane and Park Road.</p> <p>Criteria 1, 2(c), 2(d), 2(e), 3</p> <p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the edge of the village.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) a. Sections 2b and 3b of this report relate to Stevington Parish and highlight ‘...important landscape features and strategic sensitivities...’ 2B.5, 2B.6, 2B.11, 2B.1.1, 2B.1.3, 2B.1.8, 2B.1.9, 2B.1.11, 2B.1.17, note strategic and local sensitivities and important features relevant to Stevington Parish and</p> <p>The Spinney/established hedges provide cover for various wildlife and the field itself gives/allows views of the iconic Stevington Windmill from Park Road.</p> <p>While we can’t second guess the outcome of the</p>	<p>The site is located on the edge of the village, however is not considered to have any connection with the local area.</p>
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	<p>current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		Yes, the site area is approximately 3.1ha.

<p>Demonstrably special:</p>	<p>This site is alongside Park Road and the well used footpath that links the Windmill to the old railway walk (Borough protection) and continues through to Bromham and allows a continuous walk on to Bromham Mill in about an hour. The site is approx 250 paces from houses in Mill Lane and Park Road.</p> <p>Criteria 1, 2(c), 2(d), 2(e), 3</p> <p>There is a small spinney and established older hedges which are ideal for good biodiversity and which are rapidly becoming scarcer in this area and the British Countryside as a whole. It makes sense to preserve them and to give opportunity for the community as a whole to experience them and the wildlife, flora and fauna they encourage.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>This space is important to Stevington Village and has been over a number of centuries being an important space in the history of the village.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>Borough of Bedford Green Space Strategy – see section 6 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be</p>	
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	<p>considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>This site is alongside Park Road and the well used footpath that links the Windmill to the old railway walk (Borough protection) and continues through to Bromham and allows a continuous walk on to Bromham Mill in about an hour. The site is approx 250 paces from houses in Mill Lane and Park Road.</p> <p>There are views over the characteristic Stevington rolling countryside as well as the peace of being a little away from the main roads amongst the green space.</p> <p>There is a small spinney and established older hedges which are ideal for good biodiversity and which are rapidly becoming scarcer in this area and the British Countryside as a whole. It makes sense to preserve them and to give opportunity for the community as a whole to experience them and the wildlife, flora and fauna they encourage. This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the edge of the village.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) a. Sections 2b and 3b of this report relate to Stevington Parish and highlight ‘...important landscape features and strategic sensitivities...’ 2B.5, 2B.6, 2B.11, 2B.1.1, 2B.1.3, 2B.1.8, 2B.1.9, 2.B.1.11, 2B.1.17, note strategic and local sensitivities and important features relevant to Stevington Parish and</p> <p>While we can’t second guess the outcome of the</p>	<p>The site is open grazing land with hedgerows along the road frontage but is not considered exceptional.</p>
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	<p>current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Historic significance 		

<ul style="list-style-type: none"> • Recreational value 	<p>This site is alongside Park Road and the well used footpath that links the Windmill to the old railway walk (Borough protection) and continues through to Bromham and allows a continuous walk on to Bromham Mill in about an hour. The site is approx 250 paces from houses in Mill Lane and Park Road.</p> <p>There are views over the characteristic Stevington rolling countryside as well as the peace of being a little away from the main roads amongst the green space.</p> <p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the village.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) a. Sections 2b and 3b of this report relate to Stevington Parish and highlight ‘...important landscape features and strategic sensitivities...’ 2B.5, 2B.6, 2B.11, 2B.1.1, 2B.1.3, 2B.1.8, 2B.1.9, 2.B.1.11, 2B.1.17, note strategic and local sensitivities and important features relevant to Stevington Parish</p> <p>There is a small spinney and established older hedges which are ideal for good biodiversity and which are rapidly becoming scarcer in this area and the British Countryside as a whole. It makes sense to preserve them and to give opportunity for the community as a whole to experience them and the wildlife, flora and fauna they encourage.</p>	<p>No information has been provided to evidence the recreational value.</p>
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	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Tranquillity 	<p>This site is alongside Park Road and the well used footpath that links the Windmill to the old railway walk (Borough protection) and continues through to Bromham and allows a continuous walk on to Bromham Mill in about an hour. The site is approx 250 paces from houses in Mill Lane and Park Road.</p> <p>There are views over the characteristic Stevington rolling countryside as well as the peace of being a little away from the main roads amongst the green space.</p> <p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the village.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) a. Sections 2b and 3b of this report relate to Stevington Parish and highlight ‘...important landscape features and strategic sensitivities...’ 2B.5, 2B.6, 2B.11, 2B.1.1, 2B.1.3, 2B.1.8, 2B.1.9, 2B.1.11, 2B.1.17, note strategic and local sensitivities and important features relevant to Stevington Parish and</p> <p>There is a small spinney and established older hedges which are ideal for good biodiversity and which are rapidly becoming scarcer in this area and the British Countryside as a whole. It makes sense to preserve them and to give opportunity for the community as a whole to experience them and the wildlife, flora and fauna they encourage.</p>	<p>The site part of a bridleway so would have relatively low levels of traffic, however it is in close proximity to residential dwellings and is not considered to meet the criteria as outlined in the methodology.</p>
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	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Wildlife 	<p>This site is alongside Park Road and the well used footpath that links the Windmill to the old railway walk (Borough protection) and continues through to Bromham and allows a continuous walk on to Bromham Mill in about an hour. The site is approx 250 paces from houses in Mill Lane and Park Road.</p> <p>There are views over the characteristic Stevington rolling countryside as well as the peace of being a little away from the main roads amongst the green space.</p> <p>There is a small spinney and established older hedges which are ideal for good biodiversity and which are rapidly becoming scarcer in this area and the British Countryside as a whole. It makes sense to preserve them and to give opportunity for the community as a whole to experience them and the wildlife, flora and fauna they encourage.</p> <p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p>	<p>A species records search compiled by the BRMC has been submitted, however no records were found on this site.</p>
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	Please also see all the points set out in the overview document enclosing this form.	
CWS or Local Geological Site		No
Within 300m of community it serves	This site is alongside Park Road and the well used footpath that links the Windmill to the old railway walk (Borough protection) and continues through to Bromham and allows a continuous walk on to Bromham Mill in about an hour. The site is approx 250 paces from houses in Mill Lane and Park Road.	Yes, the site is within 300 metres of dwellings on the eastern part of Park Road in Stevington.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for designation.



The site looking to the north west



The site looking to the south

Site number - 135

Site name – Site R, footpath off Park Rd

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through the site
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>This is part of Footpath 23 and is reasonably well used. There is quite a lot of established woodland along it's length and as a result is rich in wildlife including birds such as woodpeckers and footprints in the mud indicate populations of mammals including muntjac, badgers, foxes, stoats and weasels.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>There is concern at the mix of interests with walkers wanting some of the undergrowth cutting back and conservationists wanting it to remain untouched as much as practicable. There are interesting noteworthy fungi reported in this area.</p> <p>Criteria 1, 2(a), 2(b), 2(c), 2(d), 2(e), 3</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is considered to have a physical connection being located adjacent to residential dwellings however it is a linear piece of land with public right of way footpath through it.</p>
Site area (10ha or less)		The site area is approximately 600m2.

<p>Demonstrably special:</p>	<p>This is part of Footpath 23 and is reasonably well used. There is quite a lot of established woodland along it's length and as a result is rich in wildlife including birds such as woodpeckers and footprints in the mud indicate populations of mammals including muntjac, badgers, foxes, stoats and weasels.</p> <p>Criteria 1, 2(a), 2(b), 2(c), 2(d), 2(e), 3</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Beauty 	<p>The wooded part of footpath 23 known colloquially as the jungle (to the east of Bakers corner) is especially rich in bird life, especially the woodpeckers, the footprints of mammals in the mud bank of the stream (muntjac, badger, fox, stoat, weasel) is testament to the richness of the fauna. Some of the trees are host to interesting fungi.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>Consideration to listing this small area of trees along footpath 23 under tree preservation legislation would appear appropriate.</p>	<p>The site is scrub with overgrown trees and a grass track so not considered to be exceptional.</p>

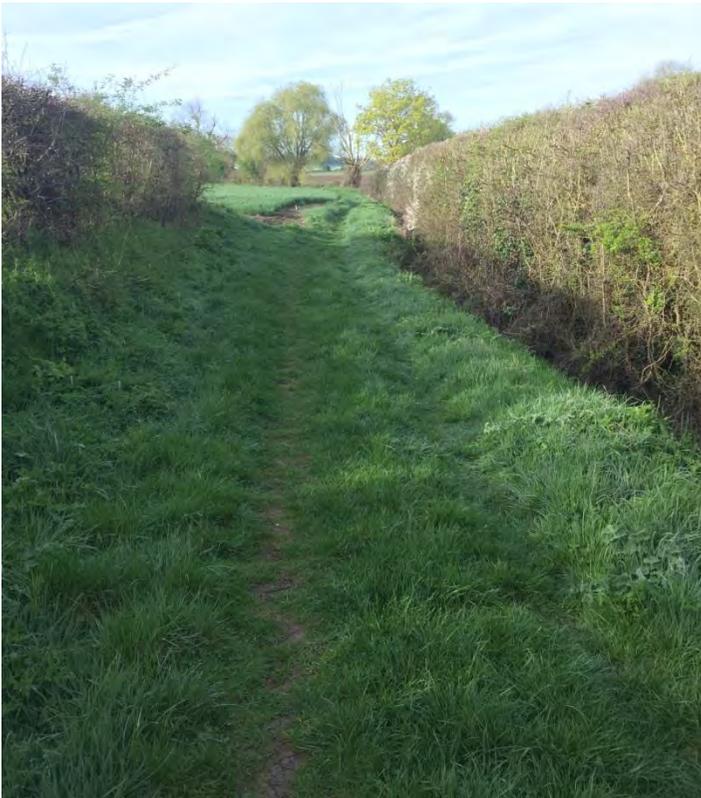
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>This is part of Footpath 23 and is reasonably well used. There is quite a lot of established woodland along it's length and as a result is rich in wildlife including birds such as woodpeckers and footprints in the mud indicate populations of mammals including muntjac, badgers, foxes, stoats and weasels.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for it's tranquillity because of it's relatively poor transport infrastructure. Footpath 23 to Footpath 14 is a quiet overgrown route in Stevington sometimes known as the jungle.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>Buildings are visible from the site so it is not considered that that the site is considered to be tranquil.</p>

<ul style="list-style-type: none"> • Wildlife 	<p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document. The wooded part of footpath 23 known colloquially as the jungle (to the east of Bakers corner) is especially rich in bird life, especially the woodpeckers, the footprints of mammals in the mud bank of the stream (muntjac, badger, fox, stoat, weasel) is testament to the richness of the fauna. Some of the trees are host to interesting fungi.</p> <p>Consideration to listing this small area of trees under tree preservation legislation would appear appropriate.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Stevington Natural History Study Group (NHSG) detailed survey of the natural wildlife, landscape and history of Stevington. – see section 10 of the overview document.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by the BRMC has been submitted, however no records were found on this site.</p>
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CWS or Local Geological Site		No
Within 300m of community it serves	One end of this track (footpath 23) comes straight from the Settlement Policy Area by houses.	Yes, the site is within 300 of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking to the south

Site number - 136

Site name – Site D, Silver St

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	There is a planning application in process on this site. Stevington Parish Council have made comment to Bedford Borough and stand by the comments made. The comments from the Planning Officer suggest that even if approved the Open Space designation can remain.	Planning permission for a dwelling was granted in 2015 and the dwelling has now been constructed on the site.

Stage 2 assessment – extant planning permission so does not go to stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>This site is most important for the break it gives amongst the buildings in Silver Street and the glimpses of the windmill and countryside beyond. These are only some highlights of the references from the overview document submitted with this form.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) - see section 6 and 7 of the overview document.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		

<p>Demonstrably special:</p>	<p>The first obvious thing is that this space has been designated as a Village Open Space and validated by the inspector in 2013 as a break in the houses with people locally saying that maintaining the view of the windmill from somewhere along Silver Street is just as important.</p> <p>There have been a fair number of comments/objections about the various planning applications on this site with strong views that no development should take place here.</p> <p>With the Planning Officer recommending approval and suggesting that the reason for the Village Open Space can be maintained whether the current application gets consent or not and with the very strong village opinions our contention is that this space ought to be designated a Green Space.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>The first obvious thing is that this space has been designated as a Village Open Space and validated by the inspector in 2013 as a break in the houses with people locally saying that maintaining the view of the windmill from somewhere along Silver Street is just as important.</p> <p>The windmill is an important feature of Stevington and views of it are therefore treasured.</p> <p>This is a conservation area with feature stone walls to the roadside boundary.</p> <p>A space between houses in a built up area does give a sense of tranquillity if you are able to look out over it to the landscape beyond.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Historic significance 	<p>This is a conservation area with feature stone walls to the roadside boundary.</p>	
<ul style="list-style-type: none"> • Recreational value 	<p>the view</p>	

<ul style="list-style-type: none"> • Tranquillity 	<p>The first obvious thing is that this space has been designated as a Village Open Space and validated by the inspector in 2013 as a break in the houses with people locally saying that maintaining the view of the windmill from somewhere along Silver Street is important. A space between houses in a built up area does give a sense of tranquillity if you are able to look out over it to the landscape beyond.</p>	
<ul style="list-style-type: none"> • Wildlife 	<p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
CWS or Local Geological Site		
Within 300m of community it serves	In the settlement area	

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site as viewed from the road.

Site number - 137

Site name – Site F, Park Rd, garden of pub

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	This site has been the subject of many planning applications for change of use.	Yes, planning permission for two new dwellings and letting rooms has been granted (16/00751/FUL).

Stage 2 assessment – the site does not go forward to the stage 2 assessment as the site has extant planning permission.

	Parish Council submission	Council assessment
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Local in character	<p>This site offers a break from the closed in buildings at the centre of the village and is easily seen/immediately adjacent the public footpath at the centre of the village. Please also specifically refer to the documents for the original designation as a village open space. The footpath at this point is part of the Ouse Valley way making features along it's way have relevance to the wider community.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. There is a lot of strong feeling about this space in the village which is demonstrated by the number of public meetings that have taken place over recent years in regard its future.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		

<p>Demonstrably special:</p>	<p>It is a space that has enjoyed public access for a long time where people would sit and relax. Now it remains a space of tranquillity that can be viewed in contemplation from Park Road by the bus stop and the post box. 3 busses a week won't wake anyone up.</p> <p>This site offers a break from the closed in buildings at the centre of the village and is easily seen/immediately adjacent the public footpath at the centre of the village. Please also specifically refer to the documents for the original designation as a village open space. The footpath at this point is part of the Ouse Valley way making features along it's way have relevance to the wider community.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>Stevington Conservation Area Report 1971</p> <ol style="list-style-type: none"> a. Particularly noted that the open spaces within the village added to it's character. <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 		

<ul style="list-style-type: none"> • Recreational value 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Tranquillity 	<p>It is a space that has enjoyed public access for a long time where people would sit and relax. Now it remains a space of tranquillity that can be viewed in contemplation from Park Road by the bus stop and the post box. 3 busses a week won't wake anyone up.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	

<ul style="list-style-type: none"> Wildlife 	<p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed as well as providing somewhere to live for other species.</p> <p>See particularly the sections on Bats (points 4 & 5 & sub sections) from the overview document.</p> <p>While this space isn't well cared for currently this itself enhances its attractiveness to increasingly rare species of wildlife from butterflies to voles and hedgehogs.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
CWS or Local Geological Site		
Within 300m of community it serves	within the settlement area	

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site does not meet the criteria for designation.



Site to the west of the car park

Site number - 138

Site name – Site C, Park Rd

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		The site is part of a domestic garden and planning permission for a dwelling was granted in 2003. The dwelling has now been constructed on the site.

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>This site is in an important location adjacent the conservation area adjacent the manor with good and well used public access from Church Road via a footpath through sites I and J and B to Park Road and has regular sightings by villagers of important wildlife.</p> <p>This site is immediately adjacent the Settlement Area boundary. It is perhaps 30 paces from Park Road and is within part of one of the most popular short circular village walks being served by footpath 17 being part of a link between Church Road and Park Road. It also creates a green space adjacent Burridges Close. It has amenity value and gives a link for wildlife and notably barn owls and Bats from site K and Site O through to site G.</p> <p>When the County Council sold Langford Farm to the sitting tenant she sold a strip of land to the West of Burridges Close to the owners on that side. This land lies to the East of the ditch to the rear of the properties and footpath 17.</p> <p>To the best of our knowledge this is designated agricultural land (ie not for domestic use). NB site C (already a designated open space) at the Park Road entrance to this area which reinforces the logic of making sites G, H, A, B, I, J and C one continuous protected Green Space.</p> <p>This site is in an important location adjacent the conservation area adjacent the manor with good and well used public access from Church Road via a footpath through sites I and J and C to Park</p>	<p>The site has a physical connection being located adjoining a residential dwelling which is part of the domestic curtilage of the house.</p>
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	<p>Road and has regular sightings by villagers of important wildlife.</p> <p>This land contains the footpath link from Park Road to Church Road and gives a good green space and a feeling of being in parkland while remaining only just outside the village settlement area.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>These are only some highlights of the references from the overview document submitted with this form.</p> <p>1. National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>There are regular sightings of owls, foxes, bats and various other wildlife. See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
Site area (10ha or less)		Yes, the site area is approximately 400m ²

<p>Demonstrably special:</p>	<p>It's crossed by Footpath 17 which takes people from Park Road (designated village open space C) to Church Road (designated village open space B) and which gives a peaceful more green walk to the church and area G as a short cut for the Ouse Valley Way.</p> <p>The footpath through this green space is well used by walkers coming from Park Road – some for a short village walk and others connecting via other footpaths come past the windmill and on to the Ouse Valley Way via the Holy Well behind the Church. The route avoids roads with no footpaths and gives access from the rear of a good number of houses to green spaces, Park Road and the Ouse Valley Way.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document</p> <p>The footpath is well used by people in the village as a short circular walk that gives a green feel and space but without having to go further afield.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>It is an area that allows Stevington to maintain the green space gaps that have been identified as so important to the character of the village (see the various references to Bedford Landscape Character Assessment & the 1971 review highlighted in the covering overview document).</p>	
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	<p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii; 2; 4a to 4i; 5; 6 a & 6b; 6c – note this is a short cut on the Ouse Valley way and gives views across the Ouse Valley from Church Road; 6d; 7; 9d; 15; 16ai; 16bi & 16biii; 16ci & 16ciii; 17abc & 18abc.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Beauty 	<p>This is a semi tended area which gives the feel of small tranquillity, a chance to see some wildlife and very close to the centre of the village. It allows glimpses of area J beyond and so entices one to follow the path from Park Road at the point where the roadside path moves from one side to the other.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is a private garden and it is not possible to view due to the high hedge and fence around the site.</p>
<ul style="list-style-type: none"> • Historic significance 		

<ul style="list-style-type: none"> • Recreational value 	<p>The footpath through this green space is well used by walkers coming from Park Road – some for a short village walk and others connecting via other footpaths come past the windmill and on to the Ouse Valley Way via the Holy Well behind the Church. The route avoids roads with no footpaths and gives access from the rear of a good number of houses to green spaces and open countryside as well as ‘just’ providing a link between Park Road and Church Road.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 ad 2 of the overview document.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for its tranquillity partly because of its relatively poor transport infrastructure. This area of itself isn't especially tranquil but it takes you along footpath 17 which as soon as you pass the gate is a peaceful area.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>Stevington in general benefits from being a transport backwater when it comes to tranquillity and wildlife and of course this particular area is close to the settlement boundary.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site contains the garden of a residential premises and is in the centre of the built up area of Stevington so is not considered to be tranquil in accordance with the methodology.</p>
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		No
Within 300m of community it serves	Adjacent the settlement area – maybe 10 or 20 paces from the nearest houses	Yes, the site is within 300 metres of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site does not meet the criteria for designation.



The site as viewed from the road frontage

Site number - 139

Site name – Site B, off Church Rd

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath crosses through the site.
Village Green or Common Land		No
Extant planning permission for development?	I didn't find evidence of a planning application on this site.	No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>This site is in an important location adjacent the conservation area adjacent the manor with good and well used public access from Church Road via a footpath through sites I and J and C to Park Road and has regular sightings by villagers of important wildlife.</p> <p>This land contains the footpath link from Park Road to Church Road and gives a good green space and a feeling of being in parkland while remaining only just outside the village settlement area.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview</p> <p>These are only some highlights of the references from the overview document submitted with this form.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>There are regular sightings of owls, foxes, bats and various other wildlife. See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is located at the edge of the village adjacent to residential premises to the south, so is considered to have a physical connection.</p>
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Site area (10ha or less)		Yes, the site area is approximately 4600m ² .
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<p>Demonstrably special:</p>	<p>The footpath through this green space is well used by walkers coming from Park Road – some for a short village walk and others connecting via other footpaths come past the windmill and on to the Ouse Valley Way via the Holy Well behind the Church. The route avoids roads with no footpaths and gives access from the rear of a good number of houses to green spaces, Park Road and the Ouse Valley Way.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>This space allows visitors see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>It is an area that allows Stevington to maintain the green space gaps that have been identified as so important to the character of the village (see the various references to Bedford Landscape Character Assessment & the 1971 review highlighted in the covering overview document).</p> <p>Please particularly note the following items from the overview document enclosing this form: 1a i to 1a vii; 2; 4a to 4i; 5; 6 a & 6b; 6c – note this is a short cut on the Ouse Valley way and gives</p>	
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	<p>views across the Ouse Valley from Church Road 6d; 6e – note the gently rolling countryside views from this location; 7; 9d; 15; 16ai; 16bi & 16biii 16ci & 16ciii; 17abc & 18abc</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Beauty 	<p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the Manor and views to the river and helps soften the edge of the village by giving a green space on the side of the Ouse Valley Way.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The land is open grassland surrounded by some hedgerows but is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 		

<ul style="list-style-type: none"> • Recreational value 	<p>The footpath through this green space is well used by walkers coming from Park Road – some for a short village walk and others connecting via other footpaths come past the windmill and on to the Ouse Valley Way via the Holy Well behind the Church. The route avoids roads with no footpaths and gives access from the rear of a good number of houses to green spaces and open countryside as well as ‘just’ providing a link between Park Road and Church Road.</p> <p>This space allows visitors to see the open rolling countryside so highlighted in Bedford Borough Landscape Character Assessment (see Overview document for all the associated relevant references, especially the points highlighted below) giving views down to the river and helping set off the rural nature of Stevington.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
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<ul style="list-style-type: none"> • Tranquillity 	<p>Stevington is particularly notable for it's tranquillity partly because of it's relatively poor transport infrastructure. Church Road is a quiet and contemplative area of Stevington being a no through road on the Ouse Valley way with wide views and this area is additionally removed while being easily and regularly used being between Church Road and Park Road.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>Stevington in general benefits from being a transport backwater when it comes to tranquillity and wildlife and of course this particular area is close to the settlement boundary in the conservation area off the dead end road/Ouse Valley Way route of Church Road.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is adjacent to residential premises and is located adjacent to a road so is not considered to be tranquil.</p>
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<ul style="list-style-type: none"> • Wildlife 	<p>This area does attract a good range wildlife having wild hedge borders and leading to a relatively unkempt area alongside the land drain (see form I). It's a good place for hedgehogs, voles and owls – as well as other species. Please do see the species chart provided by BRMC and enclosed with these forms and the overview document.</p> <p>Please do also particularly note points 4 and 5 from the overview document. This landscape is very important to vulnerable wildlife. Especially the way it's current owners have cared for it.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>A species records search compiled by the BRMC has been submitted, however no records were found on this site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>Arguably no distance, or to the next house maybe 10 paces from the entrance on Church Road. Adjacent the settlement area on 1 boundary, partially within the Conservation area and including part of the well used footpath between Park Road and, Church Road taking pedestrians to the Ouse Valley Way.</p>	<p>The site is within 300m of residential premises on Church Road and Park Road.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria for designation.



The site looking to the east

Site number - 140

Site name – Site AA, Church Rd

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
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<p>Local in character</p>	<p>It is well used for village events and for visitors who come to the village exclusively to see Kathy Brown's Garden of which this land forms part. People travel long distances to see Kathy Brown's garden, it is one of the most well known features of Stevington.</p> <p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the Manor and helps soften the edge of the village. Beauty is in the eye of the beholder, but on the measure of people coming from far and wide to see Kathy Brown's Garden it seems to me this space and the areas around must easily meet and pass this criteria.</p> <p>It is the grounds of the Manor Farmhouse which was originally built by the Duke of Bedford. The land is often used for Charity events which involve a large portion of the local community of Stevington (and beyond).</p> <p>The site is well used for village events and as such is important to creating and holding the community of Stevington together and it is also passed by people taking the Ouse Valley Way behind the Church past the locally important Holy Well (which is a natural spring) or people just going to the Church and graveyard.</p> <p>These 3 locations are often used along with the Church Rooms, especially when the Manor Garden is used for Charity Events and when there are events such as the annual well dressing.</p>	<p>The site is considered to have a social connection being a private garden open to the general public, however it is only available to the public on specific days of the year as noted from the Kathy Brown's Garden website. There are many other private tended gardens that are open to the public on certain days of the year.</p> <p>The site also has a physical connection being located adjoining residential premises.</p>
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	<p>National Planning Policy Framework 2012 (NPPF – see section 1 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p> <p>The Farmhouse was built by the Duke of Bedford along with the cowsheds which now form the barns (following his demolition of the previous manor house, the hospice and the Tythe Barn. Only part of the land running with the Manor House is within the Conservation Area and Village Envelope.</p>	
Site area (10ha or less)		The site area is approximately 4000m2.

<p>Demonstrably special:</p>	<p>Visitors come to the village by coach exclusively to see Kathy Brown's Garden of which this land forms part.</p> <p>It is the grounds of the Manor Farmhouse which was originally built by the Duke of Bedford.</p> <p>The land is often used for Charity events which involve a large portion of the local community of Stevington (and beyond).</p> <p>The site is well used for village events and as such is important to creating and holding the community of Stevington together and it is also passed by people taking the Ouse Valley Way behind the Church past the locally important Holy Well (which is a natural spring) or people just going to the Church and graveyard.</p> <p>These 3 locations are often used along with the Church Rooms, especially when the Manor Garden is used for Charity Events and when there are events such as the annual well dressing.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 and 2 of the overview document.</p> <p>This space is important to Stevington Village and has been over a number of centuries being an important space in the history of the village.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p>	
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	<p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>is well used for village events and for visitors who come to the village exclusively to see Kathy Brown's Garden of which this land forms part. People travel long distances to see Kathy Brown's garden, it is one of the most well known features of Stevington.</p> <p>This land is part of the gentle tended landscape that makes Stevington Special. It is an area that gives space to the Manor and helps soften the edge of the village. Beauty is in the eye of the beholder, but on the measure of people coming from far and wide to see Kathy Brown's Garden it seems to me this space and the areas around must easily meet and pass this criteria.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 and 7 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>As viewed from the road, the site has a hedge along the road frontage. The garden has been developed by the owners as stated on the website and is open at certain times of the year.</p>
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<ul style="list-style-type: none"> • Historic significance 	<p>is the grounds of the Manor Farmhouse which was originally built by the Duke of Bedford.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>Stevington Natural History Study Group (NHSG) detailed survey of the natural wildlife, landscape and history of Stevington.</p> <p>a. We consider this to be a particularly important piece of survey work taking many years and undertaken by 14 volunteers which is going through the process of being formally validated to allow it to stand as reference material in it's own right by recorders of the Bedfordshire Natural History Society.</p> <p>b. Given that the NHSG survey isn't yet formally validated, but that it is a thorough piece of work we have used it for reference for highlighting areas of interest.</p> <p>Listed Buildings and Conservation area</p> <p>a. We have considered the properties and their settings in line with best practice, Bedford Borough policies and guidance notes (including off the website) and Statutory documents. We have noted that the conservation area includes previously designated village open spaces</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
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	<p>anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form</p>	
<ul style="list-style-type: none"> Recreational value 	<p>It is well used for village events and for visitors who come to the village exclusively to see Kathy Brown's Garden of which this land forms part.</p> <p>The land is often used for Charity events which involve the local community of Stevington and beyond.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> Tranquillity 	<p>Stevington is particularly notable for it's tranquillity because of it's relatively poor transport infrastructure.</p> <p>The only way to fully appreciate the tranquillity of this area is to visit it peacefully and not spoil it.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site contains a residential garden and is adjacent to and opposite existing dwellings so is not considered to be tranquil in accordance with the criteria.</p>

<ul style="list-style-type: none"> Wildlife 	<p>The birdlife of the river can be seen in the distance, when the fields flood birds the birdlife changes it's habits and feeds further up the fields. There are rabbits and birds of prey to feed on them. The woods alongside provide shelter.</p> <p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form</p>	<p>A species survey compiled by the BRMC has been submitted, however there were no species recorded on this site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>	<p>This site is outside the settlement area but is adjacent Church Road and within a few paces of houses (other than the manor house) and the church.</p>	<p>The site is located within 300 metres of residential premises at Church End and Park Road.</p>

Overall assessment - **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site number - 141

Site name – Site E, playing field Court Lane

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Yes, for a satellite dish	No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>For the houses on the opposite side of Court Lane this open space allows them to stay in touch with the countryside.</p> <p>This space also helps with the natural historic break in the village between West End and the village centre.</p> <p>Bedford Borough Landscape Character Assessment 2014 (BBLCA) – see section 6 of the overview document.</p> <p>This site is offers the only public playing fields in the village. One of Bedford Borough’s documents suggests that this provision is insufficient. These are only some highlights of the references from the overview document submitted with this form.</p> <p>Borough of Bedford Green Space Strategy – see section 9 of the overview document.</p> <p>While we can’t second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	The site has a social connection providing a village recreation ground and children’s play area.
Site area (10ha or less)		Yes, the site area is approximately 2.1ha

<p>Demonstrably special:</p>	<p>For the houses on the opposite side of Court Lane this open space allows them to stay in touch with the countryside. This space also helps with the natural historic break in the village between West End and the village centre.</p> <p>The facilities are well used with various football and cricket clubs as well as events in the village hall.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	
<ul style="list-style-type: none"> • Beauty 		

<ul style="list-style-type: none"> • Historic significance 	<p>This space helps with the natural historic break in the village between West End and the village centre to allow the village to maintain its traditional shape and identity with a clear gap between the ends and the village centre.</p> <p>National Planning Policy Framework 2012 (NPPF) – see section 1 of the overview document.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 	<p>This site is offers the only public playing fields in the village.</p> <p>Bedford Borough Council has suggests that this provision is insufficient and recommended a further space be provided elsewhere in Stevington.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site provides a current recreational facility with children's play areas and playing pitches and is therefore considered to meet the criteria for recreational value.</p>

<ul style="list-style-type: none"> • Tranquillity 	<p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form.</p>	<p>The site is located adjacent and opposite residential dwellings and the village hall so is not considered to meet the criteria as outlined in the methodology.</p>
<ul style="list-style-type: none"> • Wildlife 	<p>Please also note point 4 and sub points from the overview document enclosing this form in regard bats and spaces for them to feed.</p> <p>See also the species chart provided by BRMC.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review.</p> <p>Please also see all the points set out in the overview document enclosing this form</p>	<p>A species survey compiled by the BRMC has been submitted, however there were no species recorded on this site.</p>
CWS or Local Geological Site		No
Within 300m of community it serves	Immediately adjacent the settlement area	The site is within 300 metres of residential premises in West End and the built up part of Stevington.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria for designation.



The site as viewed from the road frontage

Site number - 142

Site name – Site O, track to windmill

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
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Local in character	<p>It seems logical to protect the Green Space value of the route to the windmill from the parking area and the nearby houses. The mill is reported as hosting barn owls and bats; there is better evidence for the barn owls than the bats although it is important to note the overview document comments in this regard.</p> <p>Criteria 1, 2(a), 2(b), 2(c), 2(d), (2), 3</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.</p>	It is not considered that the site has a local connection in accordance with the criteria.
Site area (10ha or less)		The site area is approximately 800m ² .
Demonstrably special:	<p>The listed windmill is one of the most iconic aspects of Stevington; it is the most likely thing that anyone will know about Stevington.</p> <p>Criteria 1, 2(a), 2(b), 2(c), 2(d), (2), 3</p> <p>It's not far from footpath 18 and is easily accessed when walking to Bromham from Stevington on the country footpath network. It is the one place that most people from the village are likely to have walked to and almost certainly taken a photograph or two of. It's fairly easy access, with a convenient car park, it's not far to walk from the nearest houses either. While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village</p>	

<ul style="list-style-type: none"> • Beauty 	<p>The listed windmill is one of the most iconic aspects of Stevington; it is the most likely thing that anyone will know about Stevington. It is the one place that most people from the village are likely to have walked to and almost certainly taken a photograph or two of. The windmill and the Oak Tree are one of the most commonly seen photographs of Stevington, which suggests people must consider the view attractive.</p> <p>1. Bedford Borough Landscape Character Assessment 2014 (BBLCA)</p> <p>a. Sections 2b and 3b of this report relate to Stevington Parish and highlight ‘...important landscape features and strategic sensitivities...’</p> <p>b. 2B.5, 2B.6, 2B.11, 2B.1.1, 2B.1.3, 2B.1.8, 2B.1.9, 2.B.1.11, 2B.1.17, note strategic and local sensitivities and important features relevant to Stevington Parish and informed part of our process for identifying important green spaces for protection.</p> <p>c. From section 3B it is important to note the John Bunyan trail and the Ouse Valley Way for their Borough and National relevance and the various references to maintaining relevant views within the NPPF and the BBLCA. 3.B.1.9.</p> <p>d. Other sections from the BBLCA that we’ve used in determining green spaces to protect for views and for biodiversity importance include: 3.B.5, 3.B.9, 3.B.13, 3.B.1.10, 3.B.1.11, 3.B.1.12, 3.B.1.13, 3.B.1.14, 3.B.1.15, 3.B.1.16, 3.B.1.17, 3.B.1.18, 3.B.1.19, 3.B.1.20, 3.B.1.22, 3.B.1.23, 3.B.1.24, 3.B.1.26,</p> <p>e. NB: Stevington is judged to be an area of high</p>	<p>The site is a grass path with a windmill at the end. The path is not considered to be unique or exceptional. The windmill structure is a listed building and therefore is already protected. The site therefore is not considered to meet the criteria for beauty.</p>
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	<p>visual sensitivity (B12) with high biodiversity (2B13) leading to this strategy being to conserve the rolling landscape and enhance elements in a declining condition including hedgerows 2B13. The policy is to conserve the historic limestone villages and riverside features and to enhance field boundaries where they are in poor condition or lost. Management of riverside pastures and wetland vegetation 3B16. There is a general principle of no development in open countryside, i.e. outside the village envelope.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form. *</p>	
<ul style="list-style-type: none"> • Historic significance 	<p>The listed windmill is one of the most iconic aspects of Stevington; it is the most likely thing that anyone will know about Stevington. While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been submitted to evidence how the site meets the criteria for historic significance, other than the windmill building is listed. As the windmill is listed, this already has protection under other legislation.</p>

<ul style="list-style-type: none"> • Recreational value 	<p>This is a footpath as well as an historic monument – there are events held by Bedford Borough Council at both Stevington and Bromham windmills which attract a fair number of visitors. For others it's a short walk.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>Most of the year this is a tranquil area and while it's popular it's never crowded, you get the views of the railway walk woodland up across the gently rolling Stevington countryside as you walk to and from the Windmill.</p> <p>While we can't second guess the outcome of the current Neighbourhood Plan review we are anticipating that this space is likely to be considered important to the village in that review. Please also see all the points set out in the overview document enclosing this form.</p>	<p>Walking along the footpath to the windmill residential dwellings and agricultural buildings are visible and the site is surrounded by fields in agricultural use, so it is not considered that the site is tranquil in accordance with the methodology.</p>
<ul style="list-style-type: none"> • Wildlife 	<p>This area is noted for Barn Owls which are reportedly nesting in the Windmill. It would not be a surprise to find Bats nesting nearby; they are frequently seen here. It's also a place to see Red Kites from time to time.</p> <p>Included with these various forms is a species chart for Stevington provided by BRMC.</p> <p>This space provides somewhere that wildlife from adjacent areas to feed.</p>	<p>A species survey compiled by the BRMC has been submitted, however there were no species recorded on this site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>

Within 300m of community it serves	The site is approximately 50 paces from the houses in Mill Lane and is immediately adjacent footpath 18.	Yes, the site is within 300m of residential premises.
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Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The road up to the windmill looking south to Windmill Lane



The path up to the windmill

STEVINGTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 114 Site name – Site AA, Church Rd	Pass	Yes	No	Yes	No
Site number - 115 Site name – Site BB, St Marys Church	Pass	No	No	Yes	No
Site number - 116 Site name – Site CC, Park Rd	Pass	No	No	Yes	No
Site number - 117 Site name – Site G, behind St Marys Church	Pass	No	Yes - part of the site is a CWS and tranquillity	Yes	No
Site number - 118 Site name – Site H, Church Rd	Pass	No	No	Yes	No
Site number - 119 Site name – Site I, off track off Church Rd	Pass	Yes	No	Yes	No
Site number - 120 Site name – Site J, Park Rd	Pass	Yes	No	Yes	No

STEVINGTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 121 Site name – Site K, in corner of field	Pass	No	No	Yes	No
Site number - 122 Site name – Site S, off Silver St	Pass	Yes	No	Yes	No
Site number - 123 Site name – Site P, rear of Farley Way	Pass	Yes	No	Yes	No
Site number - 124 Site name – Site Q, off Silver St	Pass	Yes	No	Yes	No
Site number - 125 Site name – Site X, off West End	Pass	No	No	Yes	No
Site number - 126 Site name – Site Y, West End	Pass	Yes	No	Yes	No
Site number - 127 Site name – Site T, Court Lane	Pass	Yes	No	Yes	No

STEVINGTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 128 Site name – Site Z, off Court Lane	Pass	No	No	Yes	No
Site number - 129 Site name – Site U, off West End	Pass	No	No	Yes	No
Site number - 130 Site name – Site W, rear of Hart Farm	Pass	No	No	Yes	No
Site number - 131 Site name – Site L, off Park Road	Pass	No	No	Yes	No
Site number - 132 Site name – Site V, front of Hart Farm	Pass	No	No	Yes	No
Site number - 133 Site name – Site M, adj to bridleway	Pass	No	No	Yes	No
Site number - 134 Site name – Site N, off Park Road	Pass	No	No	Yes	No

STEVINGTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 135 Site name – Site R, footpath off Park Rd	Pass	No	No	Yes	No
Site number - 136 Site name – Site D, Silver St	Fail – extant planning permission				No
Site number - 137 Site name – Site F, Park Rd	Fail – extant planning permission – but check DN issued				No
Site number - 138 Site name – Site C, Park Rd	Pass	No	No	Yes	No
Site number - 139 Site name – Site B, off Church Rd	Pass	Yes	No	Yes	No
Site number - 140 Site name – Site AA, Church Rd	Pass	Yes	No	Yes	No
Site number - 141 Site name – Site E, playing field Court Lane	Pass	Yes	Yes – recreational value	Yes	Yes

STEVINGTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 142 Site name – Site O, track to windmill	Pass	No	No	Yes	No

STEWARTBY PARISH

Site number - 001

Site name – The Crescent/Stewartby Way

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along one boundary of the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council Submission	Council assessment
Local in character	This is used on a daily basis by many residents, school children etc. Centre point of village life and typifies the uniqueness of Stewartby Village	It is considered that the site has a social connection being a children's play area and village green and a physical connection being in the centre of the village, surrounded by residential premises.
Site area (10ha or less)	Yes, under 10ha	Yes, the site is approximately 2.8ha.

Demonstrably special:	This land has been used as recreation since the concept of Stewartby village and holds historical values – believed J.Bunyon visited a pond on this site.	
• Beauty	This is evidenced on Stewartby Parish Council website and it is remembered by the oldest member of the village for its use as follows Yes – self evident	The site while it has a number of trees and a pond is not considered exceptional.
• Historic significance	Yes – Use by J Bunyan – Brick workers	No information has been provided to evidence the historic significance of the site.
• Recreational value	Yes – centrepiece of the village and includes Play area	The site meets the criteria for recreational use with a children’s play area and a central recreation space.
• Tranquillity	Yes – self evident	It is not considered that the site is tranquil as it is located in the middle of the village, surrounded by residential premises and a school.
• Wildlife	Yes – ducks, newts, pond life – birdlife in the trees	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	Central to the village – 20 yards from nearest house	Yes, the site is in the centre of the village and surrounded by residential properties.

Overall assessment – RECOMMENDED FOR DESIGNATION

The site is considered to meet the criteria.



Looking west



Looking east



Children's play area

Site number - 002

Site name – rear of church, off Park Lane

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council Submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council Submission	Council assessment
Local in character		
Site area (10ha or less)		Yes, the site is approximately 0.5ha.
Demonstrably special:	Our opposition to our to the planning can be supplied to yourselves although your Planning Department already have this	

• Beauty		
• Historic significance	Yes – Brick workers used this as Kiln Lane since 1923	No information has been provided to evidence the historic significance of the site.
• Recreational value	Yes used as picnic and play area. A further submission states that the play park had been in use for more than 40 years.	No information has been submitted to evidence the current recreational value of the site.
• Tranquillity	Peaceful area behind church	The site is surrounded by residential properties so is not considered tranquil as outlined in the methodology.
• Wildlife	Habitat for Birds many trees.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	50 properties back onto this land	The site is adjacent to residential premises.

Overall assessment – NOT RECOMMENDED FOR DESIGNATION

The site is not considered to meet the criteria.



The old access to the site blocked off by a concrete bollard, but this has not stopped people accessing the site.



View from the road



Looking further into the site from the site entrance

Site number - 003

Site name – Churchill Close

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council Submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council Submission	Council assessment
Local in character	This is a manicured green area and compliments the uniqueness of Stewartby Village and without such would change the whole ethos of Stewartby	The site is considered to have a physical connection being located in the middle of a crescent of dwellings.
Site area (10ha or less)		Yes, the site is approximately 3200m2.

Demonstrably special:	This space gives the residents of Churchill Close openness and space and is centre piece for the close.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 	Historical Fountain within this area inaugurated by King George VI	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> • Recreational value 	Used as picnic area for local residents – Children play football etc.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> • Tranquillity 		
<ul style="list-style-type: none"> • Wildlife 		
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	Surrounded by houses	Yes, the site is surrounded by residential dwellings within 300 m.

Overall assessment – NOT RECOMMENDED FOR DESIGNATION

The site is not considered to meet the criteria.



Looking north east from Churchill Close

Site number - 004

Site name – area at front of village hall

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council Submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council Submission	Council assessment
Local in character	This is a manicured green area and compliments the uniqueness of Stewartby Village and without such would change the whole ethos of Stewartby. This land has been an open space since the start of Stewartby as a whole.	The site is not considered to be local in character as it is a grass verge outside the village hall.
Site area (10ha or less)		Yes, the site is approximately 440m2.
Demonstrably special:	This is the gateway to the village	

• Beauty	It has protected Oak Trees	The site is a small grass verge so is not considered to be beautiful.
• Historic significance	This site fronts the brickworks	No information has been provided to evidence the historic significance of the site.
• Recreational value	The land is currently used by residents when the Village Hall has functions and is also used as a parade area during memorial services giving access to the Stewartby Village Memorial Hall commemorating the dead villagers from the First and Second World Wars. Each year a Christmas Tree is erected here and is where a Carol Service is held.	Based on the information provided and the site visit, it is not considered that the site has recreational value as outlined in the methodology.
• Tranquillity		
• Wildlife	Wild birds	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	Approximately 50 yards from nearest house	Yes, the site is within 300m walking distance of a large number of residential premises.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



The site looking to the east.

Site number - 005

Site name – allotments behind Malcolm Stewart Homes

Has the site been submitted in the Call for Sites?	Yes, site 272
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the eastern boundary of the site
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council Submission	Council assessment
Local in character	This is important to keep this village asset as allotments for the use of its residents which is accepted in local government as a community requirement. This land has been allotments and owned by Sir Malcolm Stewart Trust since the 1950's.	The site is considered to have a physical connection being located adjoining dwellings.

Site area (10ha or less)		Yes, the site is approximately 1ha.
Demonstrably special:	Allotments are a community asset and as the village is imminently growing the requirement for this will grow more in importance. This land is currently used by residents both from Sir Malcolm Stewart Trust and the Village however Stewartby Parish Council are aware of other residents who would wish to use the allotments but they have not been made available to them.	
• Beauty		
• Historic significance	Used as allotments since the conception of Stewartby	No information has been provided to evidence the historic significance of the site.
• Recreational value	Self-evident	Only part of the site is in active use for allotments, however there has been no evidence supplied that the allotments regularly have over 80% of the plots leased to tenants in accordance with the methodology.
• Tranquillity	Ditto	
• Wildlife	Surrounded by woodland and hedgerows	No information has been submitted to evidence the wildlife value of the site
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	Abuts Sir Malcolm Stewart Homes	Yes, the site adjoins existing dwellings and is within 300 m.

Overall assessment – NOT RECOMMENDED FOR DESIGNATION

The site is not considered to meet the criteria.



The active allotments on the eastern end of the site



The open grassland on the remaining part of the site

Site number - 006

Site name – recreation ground Park Crescent

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council Submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		Application for recreation ground improvements and new sports pavilions 12/01727/MAF – DN issued 19 Dec 2012 but to commence development within 3 years. It is not certain if all conditions have been discharged or if the development had commenced.

Stage 2 assessment

	Parish Council Submission	Council assessment
Local in character	This is a sports area used by the whole village including the Bowls Club which is renowned for its regional and national competitions. Has been used by Bedfordshire for its County events.	The site is central in the village and could be considered to have a social connection with a recreational use on the site.

Site area (10ha or less)	No	Yes, the site is approximately 5ha.
Demonstrably special:	This has been used as a sports facility since Stewartby has been conceived	
• Beauty	Green Area overlooked by residents and School	The site is a grass field so is not considered exceptional.
• Historic significance	Used as such for over 50 years – first place for a monarch to land by helicopter (King George VI)	No information has been submitted to evidence the historic significance of the site.
• Recreational value	Considerable – always used for recreational use	A bowls club is located on part of the site and the other portion of the site is available for public recreation.
• Tranquillity		
• Wildlife	Wild Birds	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	Surrounded by houses	Yes, the site is in the middle of the village and is within 300 m of residential premises.

Overall assessment – RECOMMENDED FOR DESIGNATION

The site is considered to meet the criteria for designation.



Looking north



Looking west to Bowls Club

STEWARTBY SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 001 Site name – The Crescent/Stewartby Way	Pass	Yes	Yes – recreational value	Yes	No
Site number - 002 Site name – rear of church, off Park Lane	Pass	Yes	No	Yes	No
Site number - 003 Site name – Churchill Close	Pass	Yes	No	Yes	No
Site number - 004 Site name – area at front of village hall	Pass	No	No	Yes	No
Site number - 005 Site name – allotments behind Malcolm Stewart Homes	Pass	Yes	No	Yes	No
Site number - 006 Site name – recreation ground Park Crescent	Pass	Yes	Yes – recreational value	Yes	Yes

THURLEIGH PARISH

Site number - 38

Site name – Thurleigh Recreation Ground

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Most of the site is designated as Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	It is valued by all ages. Children play there, younger adults play sport there. People of all ages walk their dogs in the field.	The site is visually connected as adjoining residential development and has a social connection in the provision of a publicly accessible playing field.
Site area (10ha or less)		Yes, the site is approximately 2.5 ha.

Demonstrably special:	It is home to village cricket, football, the annual show. The children's playground is there, also the village sports and social club.	
• Beauty		
• Historic significance		
• Recreational value	See above	The site provides a recreational use and this was evident from the site inspection with cricket nets, table tennis and children's play area on the site.
• Tranquillity		
• Wildlife		
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	It is contained within the village bordered on one side by the High St and Keysoe Rd on another.	Yes, the site is located adjacent to residential premises and within walking distance of a large proportion of the village.

Overall assessment – RECOMMENDED FOR DESIGNATION

The site is considered to meet the criteria.



Recreation ground as viewed from the middle of the site looking north



Recreation ground with cricket nets and table tennis in the background

Site number - 39

Site name – Village Garden, High Street

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	Village Open Space

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	The Village Garden has not been subject to any past planning applications and the Parish Council has no future plans.	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	In terms of its immediate surroundings, the garden which is situated within the High Street conservation area is accessibility to all residents and acknowledged by residents and Parish Councillors for its importance. It is felt that this area makes a positive contribution to the health, safety and wellbeing of Thurleigh residents in a village with limited other spaces.	The site is within the centre of the village and has a social connection being a memorial garden which is stated in the evidence about recreational value.
Site area (10ha or less)		Yes, the site is approximately 1400m2.
Demonstrably special:	The Garden is open to all residents and is located in an area which has limited other green space. Other than the Playing Field off Keysoe Road, Thurleigh has no other green space which serves the whole community. Located with views over the North Beds landscape surrounded by old hedgerows and wildlife – this is the only location within the centre of Thurleigh that provides this tranquil setting.	
<ul style="list-style-type: none"> • Beauty 		
<ul style="list-style-type: none"> • Historic significance 		
<ul style="list-style-type: none"> • Recreational value 	As noted above – the Garden provides recreation opportunities in a safe and secure location for residential young and old. Children regularly use the area for play in an area fenced off by established hedgerows. Regularly used by dog walkers exercising dogs. The Village Garden is also used as a place of reflection was trees have been planted in memory of Thurleigh residents who have passed away.	The site meets the criteria being a publicly accessible garden.

• Tranquillity	This green space serves the whole community and is located with views over the North Beds landscape surrounded by old hedgerows and wildlife – this is the only location within the centre of Thurleigh that provides this tranquil setting.	It is considered peaceful, but it is surrounded by housing on both sides and a road to the north which is not considered to be tranquil in accordance with the methodology.
• Wildlife		
CWS or Local Geological Site		No
The site is in within 300 m of the community it serves	The Village Garden is positioned within the High Street area of the village with residential properties only 5 metres away. Positioned off the High Street the garden is within easy access for all residents within the main village settlement.	Yes, the site is in the centre of the village and accessible from the majority of the village within 300m walking distance.

Overall assessment – RECOMMENDED FOR DESIGNATION

The site is considered to meet the criteria.



Looking south



The northern part of the site adjacent to the road frontage

THURLEIGH SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 38 Site name – Thurleigh Recreation Ground	Pass	Yes	Yes – recreation value	Yes	Yes
Site number - 39 Site name – Village Garden, High Street	Pass	Yes	Yes – recreation value	Yes	Yes

WILLINGTON PARISH

Site number – 188

Site name – land to the rear of Willington Lower School, behind Church Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	The land lies directly behind the Lower School and houses in Church Road. The land is valued by the local community because of its very nature being open scrubland leading to the river. People with and without dogs, make use of the natural trails within the green space particularly where it adjoins the NCP51 cycle path.	The site can be considered to have a physical connection being located adjoining residential dwellings.

Site area (10ha or less)		Yes, the site is approximately 2.4ha.
Demonstrably special:	The site has previously been designated a County Wildlife Site. People with and without dogs, make use of the natural trails within the green space particularly where it adjoins the NCP51 cycle path.	
• Beauty		
• Historic significance		
• Recreational value		
• Tranquillity		
• Wildlife	In 2003, Andrew Ward Associates, Consultant Ecologists did a report on land around Willington. They said that the most significant thing about Willington was how much wildlife habitats surround the village itself which is unusual and could be seen as a considerable amenity for the village. They felt that the fact that the land had not been intensively managed meant that it probably supported a number of uncommon species which have declined elsewhere. The very nature of this wild area and lack of intrusion makes a case for it to remain as such. The annual flooding provides strong seasonal variation of access to both human and wildlife activity. Every form of wildfowl can be found and the wet periods must be part of the migratory and nesting annual events associated with the larger scale life in the quarry lakes nearby. The twilight sounds and squawks are part of our Willington village life as darkness falls, as are the squadrons of swans and geese coming home. The area is home to deer and badgers which can be a mixed blessing, but we wouldn't be without	The 2003 report has not been provided, however a species search was submitted. No protected species have been recorded on the site since 1995. The site is however recognised as a County Wildlife Site.

	them. Fifty years, back to the days of the railway have seen only one attempt to 'civilise' this area, fortunately refused by the village PC and a sympathetic Gov. inspector.	
CWS or Local Geological Site		Yes, the site is recognised as Willington Moat County Wildlife Site.
Within 300m of community it serves	20 m	Yes, the site is adjoining residential premises, and is accessible from a large number of dwellings in the village.

Overall assessment – **RECOMMENDED FOR DESIGNATION**

The site is considered to meet the criteria for designation.



Looking south down the access track from Church Road



Looking east across the site.



Looking west from the access road to the Danish Camp.

WILLINGTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number – 188 Site name – land to the rear of Willington Lower School, behind Church Road	Pass	Yes	Yes – richness of wildlife	Yes	Yes

WILSTEAD PARISH

Site number - 93

Site name – area off Bedford Road

Has the site been submitted in the Call for Sites?	No
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	Planning permission was granted for the community woodland in October 2007.	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character		
Site area (10ha or less)		Yes, the site area is approximately 7.5 ha.
Demonstrably special:	Over 50 villagers participated in a workshop in 2006 to help develop a design for the site which was given planning permission in 2007.	

<ul style="list-style-type: none"> Beauty 	When mature, the woodland will form a distinctive feature on the flat land between Wilstead and Wixams/Elstow. Its final design has taken on board comments by the Forest of Marston Vale on its manageability and they agreed in principle to manage it for the first 25 years.	The site is currently covered with small trees and scrub so is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 		
<ul style="list-style-type: none"> Recreational value 	The site will provide the opportunity to walk, cycle and ride horses through woodland and pasture for residents of Wixams and Wilstead.	No information was submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	Although near the A6 the woodland when mature will provide an oasis of relative tranquillity close to Wixams, Wilstead.	The site is not considered to be tranquil due to its location and the noise disturbance adjoining the A6 and main road into Wilstead.
<ul style="list-style-type: none"> Wildlife 	The site will be an important Green Space between the emerging town of Wixams and Wilstead offering opportunities for a wide range of activities. The path in the woodland and pasture are designed to be wheelchair friendly and there is planned to be disabled parking in Bedford Road thus giving a rare chance for disabled access to the countryside.	No information has been submitted to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	The site is approx. 100m from the edge of Wixams via the A6 underpass for pedestrians, cyclists and horse riders.	Yes, the site is within 300m walking distance from Wixams via the underpass and residential premises at the edge of Wilstead.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Western land parcel. Looking west from the road frontage on the northern section of the site with a locked gate.



Another locked gate on the western land parcel. This is taken from the middle of the site looking west.



Eastern land parcel looking south along the road frontage



Eastern land parcel looking north



Panoramic view of part of the western land parcel

Site number – 94

Site name – area south of Whitworth Way – proposal B1

Has the site been submitted in the Call for Sites?	Yes, site numbers 429, 648 and 297
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through the site
Village Green or Common Land		No
Extant planning permission for development?	No	Yes, planning permission for part of the site at land off Whitworth Way was allowed at appeal in March 2017 (ref: 16/00012/REF)

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The site is accessed from all of the built environment, in that sector of the village to gain access to the woods and harvest hedgerow fruits. The combination of Public Rights of Way and Permissive Path offers access to higher mobility wheelchairs (ie no stiles or gates and a reasonable surface) so those with disabilities can also view the wooded ridge.	The site has a physical connection adjoining residential premises to the north and west.
Site area (10ha or less)		No. The site area is over 33 ha in size and is therefore considered to be an extensive tract of land.
Demonstrably special:	The site is identified as having important village views (numbers 3, 4, 5) in the Wilstead Design Statement generated by villagers in 2000.	
<ul style="list-style-type: none"> Beauty 	These fields are an important green finger between houses in Luton Rd and Whitworth Way which goes into the heart of the village. Through this green finger runs a Public Right of Way with fields on either side. The PROW and Permissive Path give views across the site to Wilstead Woods part of the Green Infrastructure Opportunity Zone no. 5 a view not available if stood at the foot of the escarpment.	The site is open and allows for views across to the west and to the woods, but the site is not considered exceptional being open grassland.
<ul style="list-style-type: none"> Historic significance 	Part D is the only ridge and furrow field in the Parish	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The Public Right of Way has been re surfaced due to heavy use b pedestrians making it difficult to use.	No information has been submitted to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	Whilst the site is not a green area on the CPRE tranquillity map it is next to one, ie the Woods, and if offers a significant reduction from the noise of the village and A6.	The site could be considered relatively tranquil, however the site especially along the northern part of the site still adjoins residential development and housing is visible to the west and north of the site.

• Wildlife	Parts D and F are shown as County Wildlife Sites in the Local Plan as are the woods.	Part of the site is designated as Wilstead Meadows County Wildlife Site.
CWS or Local Geological Site		Yes, part of the site is Wilstead Meadows CWS.
Within 300m of community it serves	The site is next to Briar Park Homes, Howard Close and Whitworth Way. All have access, with Whitworth Way being via the Permissive Path to the Woods. Access to the village centre is via the Public Right of Ways from Luton Rd and Whitworth Way.	Yes, the site is adjacent to residential premises and accessible from the public right of way at the end of Whitworth Way.

Overall assessment – **PARTLY DESIGNATE**

The part of the site that is a County Wildlife Site is considered to meet the criteria and therefore is recommended for designation.



Field adjacent to housing on northern part of site



The public footpath from Whitworth Way.

Site number - 95**Site name – area north of Wilstead Wood – proposal B2**

Has the site been submitted in the Call for Sites?	Yes, site number 429
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	no	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs through the site
Village Green or Common Land		No
Extant planning permission for development?	No	Yes, planning permission for part of the site at land off Whitworth Way was allowed at appeal in March 2017 (ref: 16/00012/REF)

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The site is easily accessed from many parts of the southern section of the village for general exercise, access to the woods, harvesting hedgerow fruit. Those with disabilities can access the site (no stiles or gates and a reasonable surface) and so can view the Greensand Ridge Fringes with its varied escarpment.	The site only has a physical connection adjoining residential properties to the north.

Site area (10ha or less)		No. The site area is approximately 24 ha.
Demonstrably special:	Views across the site were identified as important in the Wilstead Village Design Statement generated as supplementary planning guidance in 2000.	
<ul style="list-style-type: none"> Beauty 	The site lies between housing and Wilstead Woods, part of the Green Infrastructure Opportunity Zone no. 5 Greensand Ridge Fringes. The views from the Public Right of Way and permissive path over the site give the opportunity to see the wooded escarpment and ridge in context with its surroundings which is not possible from the base of the escarpment.	The site is a grass field but is not considered to be exceptional.
<ul style="list-style-type: none"> Historic significance 	Part A is the only ridge and furrow pasture in the village.	No information has been submitted to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The site is heavily used for walking, dog walking as demonstrated by the need to resurface the public right of way which accesses the site.	The site is not considered to have recreational value as outlined in the methodology.
<ul style="list-style-type: none"> Tranquillity 	The site is yellow on the CPRE tranquillity map and adjacent to the woods which are a green area and offers a significant noise reduction from the village and A6.	The site could be considered relatively tranquil, however the site especially along the northern part of the site still adjoins residential development and housing is visible to the west and north of the site.
<ul style="list-style-type: none"> Wildlife 	Part A, C are shown as County Wildlife Sites in the Local Plan as are the woods.	Part of the site is recognised as Wilstead Meadows County Wildlife Site.
CWS or Local Geological Site		Yes, part of the site is recognised as Wilstead Meadows County Wildlife Site.
Within 300m of community it serves	The site is next to Briar Bank Park Homes and Whitworth Way and a couple of hundred metres from the village centre. Access is via the Public Rights of Way from Luton Road and Whitworth Way and via the permissive path for the eastern end of the Whitworth Way estate.	Yes, the site adjoins residential premises and is accessible within 300 metres of residential premises via the public right of way.

Overall assessment – **PARTLY DESIGNATE**

The part of the site that is a County Wildlife Site is considered to meet the criteria and therefore is recommended for designation.



Panoramic view of field to the east of the public footpath



Southern part of the site, looking west



Mown field which is also a County Wildlife Site



Looking south with Wilstead Woods in background

WILSTEAD SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 93 Site name – area off Bedford Road	Pass	No	No	Yes	No
Site number – 94 Site name – area south of Whitworth Way – proposal B1	Pass	Yes	Part of the site meets the wildlife criterion	Yes	Partly designate
Site number - 95 Site name – area north of Wilstead Wood – proposal B2	Pass	Yes	Part of the site meets the wildlife criterion	Yes	Partly designate

WOOTTON PARISH

Site number - 22**Site name – land south of Keeley Road**

Has the site been submitted in the Call for Sites?	Yes, site number 311
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		There are public footpaths crossing over the site.
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The site is close to the village and considered important as extensive developments are ongoing elsewhere in the village. Residents of Wootton wish to see it remain a village and it is therefore vital to retain green spaces and tranquil areas.	The site only has a physical connection being located adjacent to residential dwellings to the west.
Site area (10ha or less)		No. The site is approximately 16ha and is therefore considered to be an extensive tract of land.

<p>Demonstrably special:</p>	<p>Wootton is under threat of over development and there are very few areas of green space left surrounding the village, for people's enjoyment. The site is extremely popular with dog walkers following the banning order on the recreation ground. The area serves the needs of villagers from the Neale Rd, Foster Way and Mepham Rd parts of the village and is one of the few remaining areas in the village where dog walkers can exercise their animals. There are footpaths connecting the foot of Neale Way to both Keeley Lane, The Legstraps public house, and around to The Chequers pub on Hall End Rd, once again providing a safe and tranquil route to both, avoiding all traffic. The complete space is criss-crossed with paths across the entire area providing much needed space behind what is a densely packed part of the village.</p> <p>The site connects Wootton to Hall End and to the small number of properties along Keeley Lane, and provides a direct connection for walkers to the newly planted areas of the Marston Vale Community Forest at The Kill and Buttons Ramsey. From there the paths connect to Wood End and Kempston Wood.</p> <p>The space therefore provides a range of safe access routes for all villagers to the open countryside to the north and west of Wootton, and must remain to counter the effects of the overdevelopment in other areas of the village.</p>	
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<ul style="list-style-type: none"> • Beauty 	<p>Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there</p>	<p>The site is open grassland with hedging along the road frontage so is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 	<p>The area is recognised for its preservation of Ridge and Furrow. There are a number of listed buildings in and around the area No 35 Keeley Lane to the north, Deep Thatch close to Tinkers Corner in the north west, as well as 41-45 Hall End and The Chequers pub on the west. Also close by are numbers 4, 6, 8 18 and 20 Keeley Lane close to its junction with Bedford Road. Research at Kent University noted early Roman activity in the area, noting a substantial assemblage of first-century pottery. (Pollard, J. and Baker, Patricia A (1999) <i>Early Roman Activity at Keeley Lane, Wootton</i>. Bedfordshire Archaeology, 23. pp. 90-97. ISSN 0958-191X). At the lower end of the site adjacent to Canons Close an Albion Archaeological survey notes that the land provided evidence of being a focus for human activity from the Paleolithic period to the present day. The report also noted that Ridge and Furrow earthworks remain on the site, these are significant particularly further towards the boundary of the site with Neale Way Shards of Iron Age pottery were also found in the area surrounding Canons Close</p>	<p>No information has been provided to evidence the historic significance of the site. Further information is required in order to assess this site for the historic significance.</p>

<ul style="list-style-type: none"> • Recreational value 	<p>The area is popular with dog walkers, especially as many areas have now been lost due to extensive development.</p> <p>As noted earlier the whole site is criss-crossed with paths, official and unofficial, providing a large space for local residents. It provides connection to public houses on Keeley Lane and Hall End Road, as well a safe and tranquil links to other recreational spaces around Wootton. Its loss would effectively seal off a access to these areas and force residents to walk along roads or take their cars, for example to Buttons Ramsey to exercise.</p>	<p>No information has been submitted to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough</p>	<p>The site is an open field with the visual presence of residential dwellings predominantly on the eastern and southern boundaries of the site. Due to the large scale of the site, it could be considered that part of the site is sufficiently far away from noise and visual disturbance.</p>

<ul style="list-style-type: none"> • Wildlife 	<p>Skylark, wheatear and brown hare are common within the open grassland environment as are red kites.</p> <p>In common with the adjacent areas, this is rich in wildlife as noted and recorded by Bedfordshire & Luton Biodiversity Monitoring Group. Many species are protected by the Wildlife and Countryside Act 1981, and/ or the Convention on the Conservations of European Wildlife and Natural Habitats, (1982). Many of the species recorded in site 314 also exist here, the two sites being effectively linked to each other, and sharing common boundaries close to Hall End. Species recorded in the area include Sparrowhawk, Buzzard, House Martin, Yellowhammer, Dunnock, Goldcrest, Kestrel, Black Kite, Red Kites, Swallows, Wrens and Woodpeckers, plus many others including Redwing, Skylark and Fieldfare. There are also a number of Butterflies, Moths, Badgers and Dragonflies. In addition this space includes a range of deep hedgerow and a number of mature trees that provide a natural habitat for bats as well as birds Pipistrelle bats have been noted at both the northern and southern perimeters of the site as part of an Ecological appraisal in September 2014.</p>	<p>The submitted survey from the BRMC did not have any recorded species on this site.</p> <p>Further information needs to be provided as to the location of the bats as detailed in a 2014 report or records of a sufficient number of species which use the site for a significant part of its life cycle and are there are records of a significant number of the particular species on the site.</p>
CWS or Local Geological Site		No
Within 300m of community it serves	4 metres by public footpath	Yes, the site is adjoining residential dwellings to the east and within 300m walking distance of a number of residential properties.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking south into the site from the road frontage



Looking west along the road frontage

Site number - 23

Site name – land between Potter’s Cross and Wootton Road

Has the site been submitted in the Call for Sites?	Yes, site number 317
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A bridleway runs along the northern boundary of the site.
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council Submission	Council assessment
Local in character	<p>The site is close to north eastern edge of the village and considered important as extensive development is continuing elsewhere in the village putting increased pressure on the remaining open spaces. Residents of Wootton wish to see it remain a village and it is therefore vital to retain green spaces and tranquil areas. The site provides tranquil and safe connections to residents wishing to take advantage of open countryside via this area. The Wootton Development Brief, adopted by the council in 1999 recognises the need to “limit the coalescence of settlements”. As is the case with other sites this space prevents Wootton from merging with the linear developments en route to Gibraltar Corner. Again this is recognised in the Bedford Borough Landscape character Assessment of 2007 where the need to retain the separate identity of surviving dispersed settlements and is highlighted. Any further development would be contrary to this objective and would further erode the local character of the area.</p>	<p>The site has a physical connection as it adjoins residential premises to the south.</p>
Site area (10ha or less)	18.14ha	No. The site is approximately 18ha and is therefore considered to be an extensive tract of land.

<p>Demonstrably special:</p>	<p>Wootton is under threat of over development and there are very few areas of green space left surrounding the village, for people's enjoyment. The site connects directly along a footpath from Bedford Road and therefore connects directly to The Kill and Buttons Ramsey, It also connects to Ridgeway Wood and is consequently a popular route for walkers and Horseriders , seeking to enjoy safe exercise away from the busy Bedford Road. It also provides for separation between Wootton and the linear housing leading eventually to Gibraltar Corner.</p>	
<ul style="list-style-type: none"> Beauty 	<p>Wootton is under threat of over development and there are very few areas of green space left surrounding the village, for people's enjoyment Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there</p>	<p>The site is an open field with hedging around the boundary, so is not considered to be exceptional.</p>
<ul style="list-style-type: none"> Historic significance 	<p>The area is recognised for its preservation of Ridge and Furrow</p>	<p>No information has been provided to evidence the historic significance of the site.</p>

<ul style="list-style-type: none"> Recreational value 	<p>The area is popular with dog walkers, walkers and horse riders, and as stated earlier provides a clear and direct link with the open spaces of Ridgway Wood to the north east and The Kill to the east. To permit this for potential development would break the links and force residents to walk along increasingly busy roads.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> Tranquillity 	<p>The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough</p>	<p>The site adjoins residential premises on three sides so is not considered to be a tranquil area as outlined in the methodology.</p>
<ul style="list-style-type: none"> Wildlife 	<p>This site abutts the farmland that integrates with Ridgeway Wood and site 318. As such it is rich in wildlife as noted and recorded by Bedfordshire & Luton Biodiversity Monitoring Group. Many species are protected by the Wildlife and Countryside Act 1981, and/ or the Convention on the Conservations of European Wildlife and Natural Habitats, (1982). Species recorded in the area include Sparrowhawk, Smooth Newts, Great Crested Newts, Skylark, Mallards, Little Owl, Waxwing, Buzzard, Cuckoo, Yellowhammer, Oystercatcher, Tawny Owl, Barn Owl, Dunnock, House Martin, Goldcrest, Kestrel, Black Kite, Red Kites, Swallows, Wrens and Woodpeckers, plus many others. There are also a number of Butterflies, Moths, Badgers and Dragonflies. In addition this space includes a range of deep hedgerow along its northerly boundary that provide a natural habitat for bats as well as birds.</p>	<p>The submitted survey from the BRMC did not have any recorded species on this particular site. Due to the scale collated for the bird surveys which is on a 1km radius, it is unknown if the birds are using the site for living and breeding. Further details would need to be provided that the species are using the site for a significant part of their life cycle and are recorded on a significant scale of numbers.</p>
<p>CWS or Local Geological Site</p>	<p>No</p>	<p>No</p>
<p>Within 300m of community it serves</p>	<p>4 metres by public footpath</p>	<p>Yes, the site adjoins residential premises to the south and is within 300m walking distance of a large number of residential properties.</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking south west across site from road frontage of Bedford Road



Looking west from end of Bridleway on Potter's Cross

Site number - 24**Site name – land at Hall End Road**

Has the site been submitted in the Call for Sites?	Yes, site number 314
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council Submission	Council assessment
Is the site allocated for development in the current development plan?		Partly designated for housing development, Policy AD3.
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the northern boundary of the site.
Village Green or Common Land		No
Extant planning permission for development?		Part of the site has planning permission with the area included as a balancing pond for the application of 58 dwellings on Hall End Road (ref: 14/02939/MAF)

Stage 2 assessment

	Submission	Council assessment
Local in character	The site is close to the village and considered important as extensive developments are ongoing elsewhere in the village. Residents of Wootton wish to see it remain a village and it is therefore vital to retain green spaces and tranquil areas	The site has a physical connection as it adjoins residential premises on three sides.
Site area (10ha or less)	No	Yes, the site is approximately 4ha.

<p>Demonstrably special:</p>	<p>Wootton is under threat of over development and there are very few areas of green space left surrounding the village, for people's enjoyment.</p> <p>Following the banning of dogs from the recreation ground this is one of the few remaining areas in the village where dog walkers can exercise their animals. It is now increasingly popular with residents from Lorraine Road / Cause End Road, it being the closest open space to much of this part of the village. Although the bridleway is along one edge of the field, the area is now criss-crossed with paths.</p> <p>The bridleway itself connects Wootton to the hamlet of Hall End providing a safe and tranquil alternative to walking around Church Rd / Hall End Rd.</p> <p>The space also provides access to the open countryside to the west of Hall End Road, and therefore indirectly connects the village to the historic Wootton Wood and the surrounding network of footpaths.</p>	
<ul style="list-style-type: none"> Beauty 	<p>Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there</p>	<p>The site is open grassland so is not considered exceptional.</p>

<ul style="list-style-type: none"> • Historic significance 	<p>The area is recognised for its preservation of Ridge and Furrow within close proximity to the area are a number of listed buildings. The Chequers Public House on Hall End Road, and numbers 41-45 Hall End Road. The area is also very close to the Wootton conservation area and a number of other listed buildings.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 	<p>The area is popular with dog walkers, especially as many areas have now been lost due to extensive development. Provides a safe route to The Chequers Pub in Hall End.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough. This area provides a tranquil transition from the village to rural space, and is quite unlike other areas of the village like Fields Rd North where traffic noise from the A421 is ever present.</p>	<p>The site adjoins a busy road which leads to Wootton Upper School and residential premises with a new housing development are visible from the site. Therefore the site is not considered to be tranquil in accordance with the criteria outlined in the methodology.</p>
<ul style="list-style-type: none"> • Wildlife 	<p>The area is rich in wildlife as noted and recorded by Bedfordshire & Luton Biodiversity Monitoring Group. Many species are protected by the Wildlife and Countryside Act 1981, and/or the Convention on the Conservations of European Wildlife and Natural Habitats, (1982). Species recorded in the area include Sparrowhawk, Buzzard, House Martin, Yellowhammer, Dunnock, Goldcrest, Kestrel, Black Kite, Red Kite, Swallows, Wrens and Woodpeckers, plus many others. There are also a number of Butterflies, Moths and Dragonflies, Badgers and Bats.</p>	<p>The BRMC report shows evidence of birds that are on the NERC list, however the birds are recorded on a 1km radius and therefore could have been recorded elsewhere in the village. Further information needs to be provided that the species use the specific site for a significant part of their life cycle and that a significant number of the species are recorded on the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>

Within 300m of community it serves	2 metres by public footpath	Yes, the site adjoins residential premises and is within 300m walking distance of a large number of residential premises.
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Overall assessment – NOT RECOMMENDED FOR DESIGNATION

The site is not considered to meet the criteria.



Footpath to the north of the site off the private road off Hall End Road



Looking south from the public footpath

Site number – 25

Site name – south of Keeley Lane, adj Tinkers Corner

Has the site been submitted in the Call for Sites?	Yes, site number 312
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	No	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	No	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The site is close to the village and considered important as extensive developments are ongoing elsewhere in the village. Residents of Wootton wish to see it remain a village and it is therefore vital to retain green spaces and areas of tranquility. The Wootton Development Brief, adopted by the council in 1999 recognises the need to “limit the coalescence of settlements”. As is the case with sites 311 and 314 this space helps to prevent Wootton from merging with the distinct hamlet of Hall End and therefor enhances the village feel. This site also prevents coalescence with the separate community of Keeley Lane and Tinkers Corner, allowing them to retain their rural feel. Again this is recognised in the Bedford Borough Landscape character Assessment of 2007 where the need to retain the separate identity of surviving dispersed settlements and “ Ends” is highlighted. Creating the risk of linking Wootton to Hall End, then Tinkers Corner and Keeley Lane would be contrary to this objective and would further erode the local character of the area.	The site has a physical connection as it is located opposite and adjoining residential properties.
Site area (10ha or less)		Yes, the site is approximately 3.8 ha
Demonstrably special:	Wootton is under threat of over development and there are very few areas of green space left surrounding the village, for people’s enjoyment	

<ul style="list-style-type: none"> • Beauty 	<p>Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there</p>	<p>The site as is of an open field with grass and hedging along the boundary, which is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 	<p>The area is recognised for its preservation of Ridge and Furrow. There are a number of listed buildings in and around the area No 35 Keeley Lane to the north, Deep Thatch close to Tinkers Corner in the north west, as well as 41-45 Hall End and The Chequers pub on the west. Also close by are numbers 4, 6, 8, 18 and 20 Keeley Lane close to its junction with Bedford Road. The site is also adjacent to site 311 with its extensive medieval strip farming evidence (most notably Ridge & Furrow) and within a short walk of recorded evidence of Roman activity.</p>	<p>No information has been provided to evidence the historic significance of the site.</p>

<ul style="list-style-type: none"> • Recreational value 	<p>The area is popular with dog walkers, especially as many areas have now been lost due to extensive development. This land, whilst not fully accessible shares a boundary with site 311 along which walkers are able to walk, and enjoy the wildlife habitat that the boundary provides. It also provides an open aspect to towards Tinkers Corner and by doing so adds to the overall tranquility of the land all the way alongside Keeley Lane. Loss of this land to development would remove the open aspect and the recreational value of the existing hedgerow and its attendant wildlife.</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough and any further erosion of this by creating the risk of future development would worsen the experience of living in Wootton. Traffic in the area of Tinkers Corner would be highly inappropriate given the very rural nature of the roads in the vicinity.</p>	<p>The site is located opposite existing dwellings and one of the main roads into Wootton which leads to the Upper School and Chequers Pub. The site also contains farm buildings so therefore it is not considered to be tranquil as outlined in the criteria in the methodology.</p>

<ul style="list-style-type: none"> Wildlife 	<p>As this site shares a boundary to the west and the south with site 311 it is therefore rich in wildlife. This is well documented and recorded by Bedfordshire & Luton Biodiversity Monitoring Group. Many species are protected by the Wildlife and Countryside Act 1981, and/ or the Convention on the Conservations of European Wildlife and Natural Habitats, (1982). Many of the species recorded in site 311 and 314 include Sparrowhawk, Buzzard, House Martin, Yellowhammer, Dunnock, Goldcrest, Kestrel, Black Kite, Red Kite, Swallows, Wrens and Woodpeckers, plus many others including Redwing, Skylark and Fieldfare. Barn Owls have been recorded very close to the site and Grass snakes noted near Hall End.</p>	<p>The BRMC report shows evidence of birds that are on the NERC list, however the birds are recorded on a 1km radius and therefore could have been recorded elsewhere in the village. Further information needs to be provided that the species use the specific site for a significant part of their life cycle and that a significant number of the species are recorded on the site.</p>
CWS or Local Geological Site		No
Within 300m of community it serves	8 metres by public footpath	The site is located opposite residential dwellings.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to not meet the criteria.



Site viewed from the road



No visible view beyond the hedge

Site number – 26

Site name – Land east of Potter's Cross

Has the site been submitted in the Call for Sites?	Yes, site number 318
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?	no	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A bridleway runs along the northern boundary of the site
Village Green or Common Land		No
Extant planning permission for development?	no	No

Stage 2 assessment

	Parish Council assessment	Council assessment
Local in character	The site is close to the village, and is reached either by the track at the end of Potters Cross or via a footpath from Bedford Road to the north west. It helps to retain the village feel that residents wish to retain. Green spaces such as this help to counter the loss of tranquility in this part of the village brought about by the ever present noise of the A421.	The site only has a physical connection as it adjoins existing residential premises.
Site area (10ha or less)		No. The site is 13.35 ha and is therefore considered to be an extensive tract of land as outlined in the methodology.
Demonstrably special:	Wootton is suffering significant development on this side of the village, with the Fields Road North development eventually reaching the boundary of this site. Although this piece of land is not fully accessible it forms a boundary to the new Ridgeway Wood space, and this is presently very popular with walkers and dog walkers accessing Ridgeway Wood from Potters Cross. It also facilitates a clear view across the open country to provide a counterpoint to the dense development. Walkers also use the Northern edge of this site to access Wiles Woos and Van Diemens land, and from there have safe passage across the A421. This route is popular with Horse riders and cyclists as well as walkers.	

<ul style="list-style-type: none"> • Beauty 	<p>Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there.</p>	<p>The site is open grassland with hedging along the boundary so is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 	<p>The area is recognised for its preservation of Ridge and Furrow</p>	<p>No information has been provided to evidence the presence of ridge and furrow on the site or the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 	<p>The area is popular with dog walkers, especially as many areas have now been lost due to extensive development. As noted earlier this borders the very popular routes into Ridgeway Wood and Van Diemens land and provides much needed space on this side of the village. As such it enhances the feeling of space that will be of enormous value to the wellbeing of residents once the Fields Rd development is completed.</p>	<p>No information has been submitted to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough. The site will provide open skies and an open aspect to Ridgeway Wood and will be an important contribution to the tranquility of the village for a great number of residents.</p>	<p>The site adjoins residential premises and further dwellings are visible in the new development to the south of the site. Therefore the site is not considered to be tranquil in accordance with the criteria as outlined in the methodology.</p>

<ul style="list-style-type: none"> • Wildlife 	<p>This site is particularly rich in wildlife as noted and recorded by Bedfordshire & Luton Biodiversity Monitoring Group. (Area 4 on the overview map) This is in part due to its proximity to Ridgeway Wood. Many of its species are protected by the Wildlife and Countryside Act 1981, and/ or the Convention on the Conservations of European Wildlife and Natural Habitats, (1982). Species recorded in the area include Sparrowhawk, Smooth Newts, Great Crested Newts, Skylark, Mallards, Little Owl, Waxwing, Buzzard, Cuckoo, Yellowhammer, Oystercatcher, Tawny Owl, Barn Owl, Goldcrest, Kestrel, Black Kite, Red Kites, Swallows, Wrens and Woodpeckers, plus many others. There are also a number of Butterflies, Moths, Badgers and Dragonflies.</p> <p>In addition this space includes a range of deep hedgerow and a number of mature trees that provide a natural habitat for bats as well as birds.</p>	<p>The BRMC report shows evidence of birds that are on the NERC list, however the birds are recorded on a 1km radius and therefore could have been recorded elsewhere in the village. Further information needs to be provided that the species use the specific site for a significant part of their life cycle and that a significant number of the species are recorded on the site.</p>
CWS or Local Geological Site		No
Within 300m of community it serves	4 metres by public footpath	Yes, the site is located adjoining residential premises and is within 300 metres.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site does not meet the criteria.



Access off Potters Cross



North west corner of the site looking south east

Site number – 27

Site name – Land at Wootton House

Has the site been submitted in the Call for Sites?	Yes, site number 309
Is the site currently designated as a Village Open Space or an Urban Open Space?	Village Open Space

Stage 1 assessment

	Parish Council assessment	Council assessment
Is the site allocated for development in the current development plan?	no	No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?	no	No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The site is close to the village and considered important as extensive developments are ongoing elsewhere in the village. Residents of Wootton wish to see it remain a village and it is therefore vital to retain green spaces and tranquil areas	The site has a physical connection being located adjoining the village church and residential premises.

Site area (10ha or less)		Yes, the site is approximately 1.9ha
Demonstrably special:	Wootton is under threat of over development and there are very few areas of green space left surrounding the village, for people's enjoyment. This site, though small is adjacent St Mary's Church and the only Conservation area in Wootton. Its boundary is a footpath frequently used by walkers to access the fields to the south of the village.	
<ul style="list-style-type: none"> Beauty 	Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there.	The site is a private garden with grass and trees, but is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	The area is in very close proximity to Wootton House, a Grade II Manor House of special interest. Built by Sir Humphrey Monoux (made baronet in 1660), any further development in the vicinity would have a negative impact on this building and the adjoining conservation area	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The area is popular with dog walkers, especially as many areas have now been lost due to extensive development	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough. Having access to the countryside on this side of the village would be welcomed by all villagers.	The site is adjoining residential dwellings and is part of the garden of the Wootton House. In accordance with the criteria outlined in the methodology, the site is not considered to be a tranquil site.

<ul style="list-style-type: none"> Wildlife 	<p>In common with the adjacent areas, this is rich in wildlife as noted and recorded by Bedfordshire & Luton Biodiversity Monitoring Group. Many species are protected by the Wildlife and Countryside Act 1981, and/ or the Convention on the Conservations of European Wildlife and Natural Habitats, (1982). Species recorded in the area include The Common Toad, Sparrowhawk, Smooth Newts, Great Crested Newts, Skylark, Redwing, Fieldfare, Merlin, Mallards, Little Owl, Waxwing, Buzzard, Cuckoo, Yellowhammer, Oystercatcher, Tawny Owl, Dunnock, Siskin, House Martin, Goldcrest, Kestrel, Black Kite, Red Kites, Swallows, Wrens and Woodpeckers, plus many others. There are also a number of Butterflies, Moths, Badgers and Dragonflies.</p> <p>In addition this space includes a naturally occurring pond, which provides the habitat for the range of amphibians noted by the Monitoring group.</p>	<p>The BRMC report shows evidence of birds that are on the NERC list, however the birds are recorded on a 1km radius and therefore could have been recorded elsewhere in the village. Further information needs to be provided that the species use the specific site for a significant part of their life cycle and that a significant number of the species are recorded on the site.</p>
CWS or Local Geological Site	no	No
Within 300m of community it serves	2 metres by public footpath	The site adjoins residential premises to the east.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Site viewed from the driveway into the site.

Site number – 28**Site name – Land at Wootton Green site 1**

Has the site been submitted in the Call for Sites?	Yes, site number 308.
Is the site currently designated as a Village Open Space or an Urban Open Space?	No

Stage 1 assessment

	Parish Council assessment	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The site is close to the village and considered important as extensive developments are ongoing elsewhere in the village. Residents of Wootton wish to see it remain a village and it is therefore vital to retain green spaces and tranquil areas.	The site is not considered to be close to the main built up part of Wootton, but is located in the hamlet of Wootton Green and adjoining residential premises.

Site area (10ha or less)	No	Yes, the site is approximately 6800m2.
Demonstrably special:	Wootton is under threat of over development and there are very few areas of green space left surrounding the village, for people's enjoyment	
<ul style="list-style-type: none"> Beauty 	Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there	The site is a grass field with hedging along the road frontage which is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	The settlement was a hamlet of Wootton but is now divided between Wootton and Marston Moretaine. This means that, following the abolition of Bedfordshire County Council in April 2009 the settlement falls into two unitary council areas. All that part of the settlement north of the Cranfield Road and east of Hoo Lane is within the parish of Wootton and so forms part of Bedford Borough. Some of the dwellings south of the road east of Hoo lane are also in Wootton but others are in Marston Moretaine and so part of the Central Bedfordshire unitary council area.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The area is popular with dog walkers, especially as many areas have now been lost due to extensive development.	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough.	The site is surrounding residential properties and one of the main roads to Wootton and Cranfield. It is the garden area of the adjoining dwelling and is not considered to be tranquil in accordance with the criteria outlined in the methodology.

• Wildlife	Skylark, wheatear and brown hare are common within the open grassland environment as are red kites.	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	14 metres by public footpath	Yes, the site is within 300 m of houses in the Wootton Green hamlet.

Overall assessment – NOT RECOMMENDED FOR DESIGNATION

The site is not considered to meet the criteria.



Site as viewed from the road frontage of Cranfield Road. It was not possible to view into the site due to dense hedge.

Site number - 29**Site name – land at Wootton Green site 2**

Has the site been submitted in the Call for Sites?	Yes, part of the site. Site number 308.
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council assessment	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		No
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The site is close to the village and considered important as extensive developments are ongoing elsewhere in the village. Residents of Wootton wish to see it remain a village and it is therefore vital to retain green spaces and tranquil areas	The site is not considered to be local in character as the site is not considered to have a connection to the community.

Site area (10ha or less)	No	Yes, the site is approximately 4.8ha.
Demonstrably special:	Wootton is under threat of over development and there are very few areas of green space left surrounding the village, for people's enjoyment	
<ul style="list-style-type: none"> Beauty 	Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there	The site is an open field with hedging along the road frontage which is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	The settlement was a hamlet of Wootton but is now divided between Wootton and Marston Moretaine. This means that, following the abolition of Bedfordshire County Council in April 2009 the settlement falls into two unitary council areas. All that part of the settlement north of the Cranfield Road and east of Hoo Lane is within the parish of Wootton and so forms part of Bedford Borough. Some of the dwellings south of the road east of Hoo lane are also in Wootton but others are in Marston Moretaine and so part of the Central Bedfordshire unitary council area.	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The area is popular with dog walkers, especially as many areas have now been lost due to extensive development	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough	The site is located on the edge of the hamlet and adjoining one of the main roads into Wootton and Cranfield, so is not considered to be tranquil in accordance with the criteria outlined in the methodology.

• Wildlife	Skylark, wheatear and brown hare are common within the open grassland environment as are red kites	No information has been provided to evidence the wildlife value of the site.
CWS or Local Geological Site		No
Within 300m of community it serves	14 metres by public footpath	The site is within 300m of houses in Wootton Green hamlet, but over 300m from the main built up area of Wootton village.

Overall assessment – NOT RECOMMENDED FOR DESIGNATION

The site is not considered to meet the criteria.



Site as viewed from Cranfield Road



Road frontage of site as viewed from private road off Cranfield Rd

Site number - 30

Site name – land at Cranfield Road

Has the site been submitted in the Call for Sites?	Yes, site number 306.
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		A public footpath runs along the western boundary and diagonally through the site.
Village Green or Common Land		No
Extant planning permission for development?		No

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	<p>The site is close to the village and considered important as extensive developments are ongoing elsewhere in the village. Residents of Wootton wish to see it remain a village and it is therefore vital to retain green spaces and tranquil areas. The footpath along the eastern side of the site passes the WI Tree Roundel and provides a peaceful connection to land behind Wootton Green, and onto the ridge adjacent to Wootton Wood. From there connections are via peaceful footpaths to Cranfield.</p> <p>The Wootton Development Brief, adopted by the council in 1999 recognises the need to “limit the coalescence of settlements”. As is the case with many remaining sites around the village this space prevents Wootton from merging with the distinct hamlet of Wootton Green, and therefore creates an edge to the village, and allows Wootton Green to protect its rural feel. Again this is recognised in the Bedford Borough Landscape character Assessment of 2007 where the need to retain the separate identity of surviving dispersed settlements and “Ends” is highlighted. Creating the risk of linking Wootton to Wootton Green would be contrary to this objective and would further erode the local character of the area</p>	<p>The site is separated from the main built up part of Wootton so is not considered to be local in character.</p>
Site area (10ha or less)	10.5 ha	No. The site is 10.5ha.
Demonstrably special:	The area contains a tree roundel as planted by the WI in 1992 to recognise Queen Elizabeth II's 40 th anniversary	

<ul style="list-style-type: none"> • Beauty 	<p>Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there</p>	<p>The site is a grass field with hedging along the road frontage which is not considered exceptional.</p>
<ul style="list-style-type: none"> • Historic significance 	<p>The area contains a tree roundel as planted by the WI in 1992 to recognise Queen Elizabeth II's 40th anniversary</p>	<p>No information has been provided to evidence the historic significance of the site.</p>
<ul style="list-style-type: none"> • Recreational value 	<p>The area is popular with dog walkers, especially as many areas have now been lost due to extensive development</p>	<p>No information has been provided to evidence the recreational value of the site.</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough</p>	<p>The site is in agricultural use and is located adjacent to one of the main roads to Wootton and Cranfield. Therefore the site is not considered to be tranquil in accordance with the criteria outlined in the methodology.</p>

<ul style="list-style-type: none"> Wildlife 	<p>In common with the adjacent areas, this is rich in wildlife as noted and recorded by Bedfordshire & Luton Biodiversity Monitoring Group. Many species are protected by the Wildlife and Countryside Act 1981, and/ or the Convention on the Conservations of European Wildlife and Natural Habitats, (1982). Species recorded in the area include Sparrowhawk, Smooth Newts, Great Crested Newts, Skylark, Mallards, Little Owl, Waxwing, Buzzard, Cuckoo, Yellowhammer, Oystercatcher, Tawny Owl, Dunnock, Siskin, House Martin, Goldcrest, Kestrel, Black Kite, Red Kites, Swallows, Wrens and Woodpeckers, plus many others. There are also a number of Butterflies, Moths, Badgers and Dragonflies. In addition this space includes a range of deep hedgerow and a number of mature trees that provide a natural habitat for bats as well as birds.</p>	<p>The BRMC report shows evidence of birds that are on the NERC list, however the birds are recorded on a 1km radius and therefore could have been recorded elsewhere in the village. Further information needs to be provided that the species use the specific site for a significant part of their life cycle and that a significant number of the species are recorded on the site.</p>
CWS or Local Geological Site		No
Within 300m of community it serves	257 metres by public footpath	Yes, the site is within 300 metres of the closest residential premises on Cranfield Road.

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Looking south from the road frontage



Looking north from the road frontage of Cranfield Road

Site number – 30a**Site name – field east of Berry Farm**

Has the site been submitted in the Call for Sites?	Yes, part of the site. Site number 305.
Is the site currently designated as a Village Open Space or an Urban Open Space	No

Stage 1 assessment

	Parish Council submission	Council assessment
Is the site allocated for development in the current development plan?		No
National designation SSSI, LNR, Scheduled Ancient Monument		No
Public Right of Way		Yes, public footpath diagonally through the site.
Village Green or Common Land		No
Extant planning permission for development?		15/02060/MAF – part of site is included in the development proposed to be used for informal sports pitches.

Stage 2 assessment

	Parish Council submission	Council assessment
Local in character	The site is close to the village and considered important as extensive developments are ongoing elsewhere in the village. Residents of Wootton wish to see it remain a village and it is therefore vital to retain green spaces and tranquil areas	The site will eventually adjoin the residential development at land south of Fields Road, however at present, the site is not considered to have a connection with the community.
Site area (10ha or less)	Yes, over 10 ha at 15.3 ha	No. The site is approximately 17.3ha and is therefore considered to be an extensive tract of land.

Demonstrably special:	The area is popular with dog walkers, especially as many areas have now been lost due to extensive development. The area has views to a tree roundel as planted by the WI in 1992 to recognise Queen Elizabeth II's 40 th anniversary	
<ul style="list-style-type: none"> Beauty 	Wootton is from the Olde English pre-7th Century words "wudu", wood and "tun", enclosure or an English topographical origin from residence by a wood. Wootton in Bedfordshire was recorded as "Otone" in the Domesday Book in 1086 and "Wutton" in 1197 in the Feet of Fines. Wootton has now been recorded as one of the least tranquil areas within Borough. Wootton needs its open green spaces and woodland to enhance the life of those that live there	The site is open scrubland and is not considered exceptional.
<ul style="list-style-type: none"> Historic significance 	The area has views to a tree roundel as planted by the WI in 1992 to recognise Queen Elizabeth II's 40 th anniversary	No information has been provided to evidence the historic significance of the site.
<ul style="list-style-type: none"> Recreational value 	The area is popular with dog walkers, especially as many areas have now been lost due to extensive development	No information has been provided to evidence the recreational value of the site.
<ul style="list-style-type: none"> Tranquillity 	The Local Green spaces proposal has detailed Wootton as one of the least tranquil areas within the Borough	The site is an agricultural field, but is relatively close to the A421 in which vehicle noise could be heard. Therefore the site is not considered to meet the criteria as outlined in the methodology.

<ul style="list-style-type: none"> Wildlife 	<p>In common with the adjacent areas, this is rich in wildlife as noted and recorded by Bedfordshire & Luton Biodiversity Monitoring Group. Many species are protected by the Wildlife and Countryside Act 1981, and/ or the Convention on the Conservations of European Wildlife and Natural Habitats, (1982). Species recorded in the area include Sparrowhawk, Smooth Newts, Great Crested Newts, Skylark, Mallards, Little Owl, Waxwing, Buzzard, Cuckoo, Yellowhammer, Oystercatcher, Tawny Owl, Dunnock, Siskin, House Martin, Goldcrest, Kestrel, Black Kite, Red Kites, Swallows, Wrens and Woodpeckers, plus many others. There are also a number of Butterflies, Moths, Badgers and Dragonflies. In addition this space includes a range of deep hedgerow and a number of mature trees that provide a natural habitat for bats as well as birds.</p>	<p>The BRMC report shows evidence of birds that are on the NERC list, however the birds are recorded on a 1km radius and therefore could have been recorded elsewhere in the village. Further information needs to be provided that the species use the specific site for a significant part of their life cycle and that a significant number of the species are recorded on the site.</p>
<p>CWS or Local Geological Site</p>		<p>No</p>
<p>Within 300m of community it serves</p>		<p>The site is more than 300m from the main built up area of Wootton</p>

Overall assessment – **NOT RECOMMENDED FOR DESIGNATION**

The site is not considered to meet the criteria.



Panoramic view of the site looking north as viewed from the Wootton Green access road



Panoramic view of the site looking east as viewed from the Wootton Green access road

WOOTTON SUMMARY	Stage 1 assessment	Stage 2 1. Local in character	Stage 2 2. Demonstrably special	Stage 2 3. Close to the community	Designate
Site number - 22 Site name – land south of Keeley Road	Pass	Yes	No	Yes	No
Site number - 23 Site name – land between Potter's Cross and Wootton Road	Pass	Yes	No	Yes	No
Site number - 24 Site name – land at Hall End Road	Pass	Yes	No	Yes	No
Site number – 25 Site name – south of Keeley Lane, adj Tinkers Corner	Pass	Yes	No	Yes	No
Site number – 26 Site name – Land east of Potter's Cross	Pass	Yes	No	Yes	No
Site number – 27 Site name – Land at Wootton House	Pass	Yes	No	Yes	No

Site number – 28 Site name – Land at Wootton Green site 1	Pass	No	No	Yes	No
Site number - 29 Site name – land at Wootton Green site 2	Pass	No	No	Yes	No
Site number - 30 Site name – land at Cranfield Road	Pass	No	No	Yes	No
Site number – 30a Site name – field east of Berry Farm	Pass	No	No	No	No