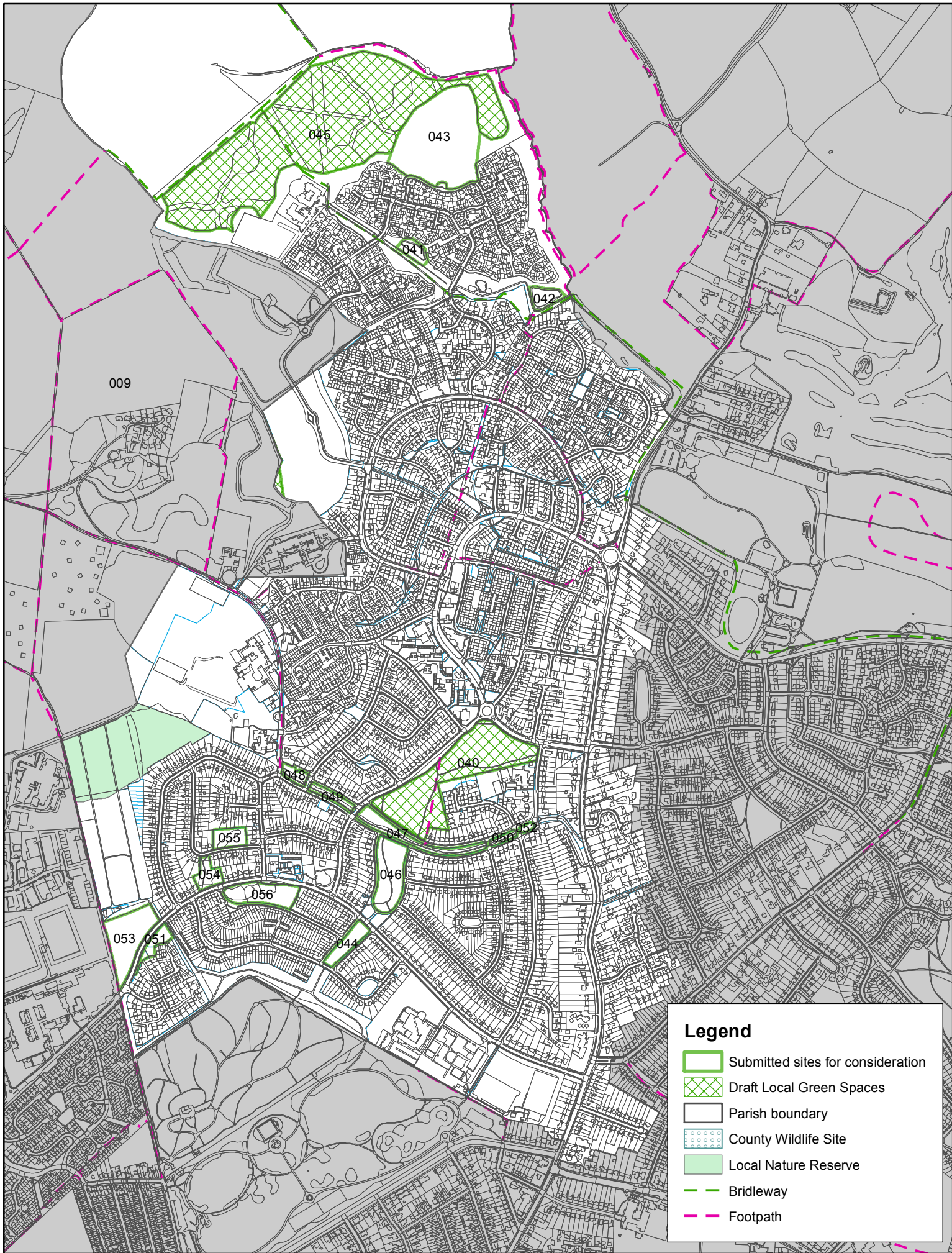







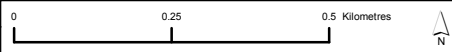


## BRICKHILL PARISH



**Legend**

-  Submitted sites for consideration
-  Draft Local Green Spaces
-  Parish boundary
-  County Wildlife Site
-  Local Nature Reserve
-  Bridleway
-  Footpath



## Local Green Spaces 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"> <li>Beauty</li> </ul>	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"> <li>Historic significance</li> </ul>		
<ul style="list-style-type: none"> <li>Recreational value</li> </ul>	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"> <li>Tranquillity</li> </ul>	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"> <li>Wildlife</li> </ul>	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"> <li>• Beauty</li> </ul>		
<ul style="list-style-type: none"> <li>• Historic significance</li> </ul>	<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"> <li>• Recreational value</li> </ul>		
<ul style="list-style-type: none"> <li>• Tranquillity</li> </ul>		
<ul style="list-style-type: none"> <li>• Wildlife</li> </ul>		
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 4600m2.
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"> <li>• Tranquillity</li> </ul>	<p>North Brickhill Country Park surrounds Anjulita Court &amp; 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"> <li>• Wildlife</li> </ul>	<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"> <li>• Beauty</li> </ul>		
<ul style="list-style-type: none"> <li>• Historic significance</li> </ul>	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"> <li>• Recreational value</li> </ul>	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"> <li>• Tranquillity</li> </ul>	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"> <li>• Wildlife</li> </ul>	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 1300m2.

Demonstrably special:	It provides a green open space within dense housing to be enjoyed by all local residents.	
<ul style="list-style-type: none"> <li>• Beauty</li> </ul>		
<ul style="list-style-type: none"> <li>• Historic significance</li> </ul>	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"> <li>• Recreational value</li> </ul>	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"> <li>• Tranquillity</li> </ul>	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"> <li>• Wildlife</li> </ul>	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 600m2.

Demonstrably special:	It provides a green open space within dense housing to be enjoyed by all local residents.	
<ul style="list-style-type: none"> <li>• Beauty</li> </ul>		
<ul style="list-style-type: none"> <li>• Historic significance</li> </ul>	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"> <li>• Recreational value</li> </ul>	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"> <li>• Tranquillity</li> </ul>	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"> <li>• Wildlife</li> </ul>	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

<b>BRICKHILL SUMMARY</b>	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