

# Evidence Report for Local Green Spaces

## Brickhill Neighbourhood Plan – Local Green Space Assessment

### Local Green Space Assessment

The following assessment has been undertaken using a methodology for identifying spaces suitable for designation as Local Green Spaces (LGS) according to the criteria set out in the National Planning Policy Framework (paragraphs 105 – 107) and subsequent Government guidance (Planning Practice Guidance: Local Green Space designation).

The review references the sites listed in the Local Plan 2030 Local Green Spaces Assessment for Brickhill, available on Bedford Borough Council’s website.

The following sites are already designated as Local Green Space and are excluded from the remainder of this document:

- Site Number 9 – Clapham Park Wood (site lies partially in Clapham Parish and partially in Brickhill Parish)
- Site Number 40 – Waveney Green
- Site Number 45 – North Brickhill Country Park

### Stage 1 Assessment

The Stage 1 assessment is designed to filter out which sites do not meet the basic LGS eligibility criteria. Sites which have current planning permission, or have been allocated for development, or have an existing designation giving the same level of protection as a LGS designation, do not meet the criteria and are not carried forward to the Stage 2 assessment.

The following table provides information on the most important sites in Brickhill Parish.

Site Number <sup>1</sup>	Location	Current Planning Permission	Allocated for Development?	Already Designated?	Pass to Stage 2?
41	Pond 1, end of Ribston Close	N	N	N	Y
42	Pond 2, end of Pomeroy Close	N	N	N	Y

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<sup>1</sup> Site Numbers are as included in the ‘Local Plan 2030 Local Green Space Assessment - Brickhill’ document.

Site Number <sup>1</sup>	Location	Current Planning Permission	Allocated for Development?	Already Designated?	Pass to Stage 2?
43	Meadow off Crispin Drive	N	N	N	Y
44	Robin Hill	N	N	N	Y
46	Merlin Gardens	N	N	N	Y
47, 48, 49, 50, 52	Falcon Avenue	N	N	N	Y
51	Goldcrest Way	N	N	N	Y
53	Brickhill Drive/Foster's Brow	N	N	N	Y
54	Plover Way/Brickhill Drive	N	N	N	Y
55	Plover Way	N	N	N	Y
56	Brickhill Drive/Rooksmead pond	N	N	N	Y
Not numbered	Carron Road kick-about space	N	N	N	Y

## Stage 2 Assessment

The Stage 2 assessment considers the following criteria:

- Not extensive means less than about 10 hectares
- Reasonably close proximity to the community it serves (taken as within 10 minutes' walk from the nearest part of the built area of the parish)
- 'Demonstrably special' to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

Site Number <sup>2</sup>	Location	Not extensive, under 10ha	Reasonably close proximity to built-up area of parish	Demonstrably Special / Local Significance	Designate?
41	Pond 1, end of Ribston Close	Y	Y	N	N
42	Pond 2, end of Pomeroy Close	Y	Y	N	N

<sup>2</sup> Site Numbers are as included in the 'Local Plan 2030 Local Green Space Assessment - Brickhill' document.

Site Number <sup>2</sup>	Location	Not extensive, under 10ha	Reasonably close proximity to built-up area of parish	Demonstrably Special / Local Significance	Designate?
43	Meadow off Crispin Drive	Y	Y	<p>Y – Directly connected to Site Number 45 and from all practical points of view is seen as being part of North Brickhill Country Park. The open aspects of the site give great views of the countryside and are well used by local residents for recreation, as can be seen by the many pathways through the site, caused by the passage of walkers.</p> <p>Archaeological digs in the early 2000s found four areas of interest, which included some remains from the early to middle Iron Age.</p>	Y
44	Robin Hill	Y	Y	Y – This open space adds significantly to the open character of Brickhill, it also serves to connect the open spaces of Bedford Park with Merlin Gardens, Falcon Avenue and Waveney Green.	Y
46	Merlin Gardens	Y	Y	Y - This open space adds significantly to the open character of Brickhill, it also serves to connect the open spaces of Bedford Park and Robin Hill, through to Falcon Avenue and Waveney Green.	Y
47, 48, 49, 50, 52	Falcon Avenue	Y	Y	<p>Y – Historically significant, as it follows the route of the former carriage drive to Clapham Park. The trees and shrubs create a wildlife corridor, while the path along the centre is well used by residents. There are nestboxes for bats and the variety of trees and bushes adds to the ecological richness of the site.</p> <p>The trees form a green swathe, adding to the visually attractive green nature of this part of Brickhill.</p>	Y
51	Goldcrest Way	Y	Y	N	N

Site Number <sup>2</sup>	Location	Not extensive, under 10ha	Reasonably close proximity to built-up area of parish	Demonstrably Special / Local Significance	Designate?
53	Brickhill Drive/Foster's Brow	Y	Y	Y – this is located at the top of Brickhill Drive and forms a visual gap between Brickhill and adjacent developments. It is used for informal recreation and by Brickhill Scout Group. It is also part of a wildlife corridor linking the countryside through to Foster Hill Road cemetery and Bedford Park. The John Bunyan Way passes through the edge of the site.	Y
54	Plover Way/Brickhill Drive	Y	Y	N	N
55	Plover Way	Y	Y	N	N
56	Brickhill Drive/Rooksmead pond	Y	Y	Y – Creates an open, green, vista in the heart of the parish, with mature trees, bushes and a grassy open space. Used for informal recreation on the open space. The pond and fountain create a focal point for calm reflection and residents often sit looking over it. The pond is frequently used by mallards and moorhens. It is an attractive site appreciated by local residents.	Y
Not numbered	Carron Road kick-about space	Y	Y	Y – the open aspect of the site connects to the football pitches and North Brickhill Country Park on the northern side of Ashmead Road. It is used for recreation, including informal football, a green gym and is well used by wildlife, with one part of the site serving as a balancing pond in case of excessive rain, but also a useful habitat for plants and wildlife.	Y

The following sites are therefore put forward for Local Green Space designation:

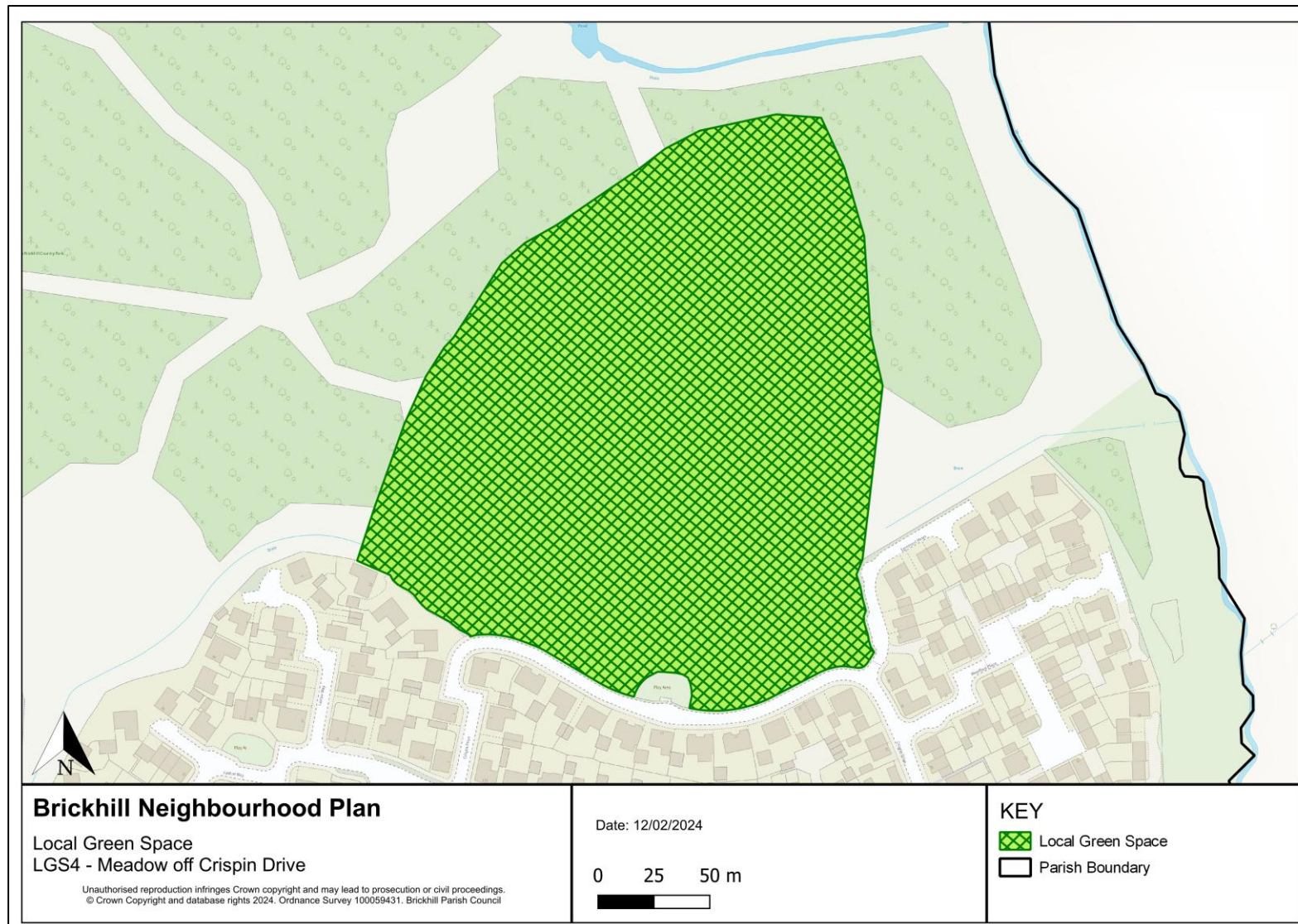
Site Number <sup>3</sup>	Location
43	Meadow off Crispin Drive
44	Robin Hill
45	Merlin Gardens
47, 48, 49, 50, 52	Falcon Avenue
53	Brickhill Drive/Foster's Brow
56	Brickhill Drive/Rooksmead pond
Not numbered	Carron Road kick-about space

The following pages show the extent of each of these sites, with some illustrative photographs.

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<sup>3</sup> Site Numbers are as included in the 'Local Plan 2030 Local Green Space Assessment - Brickhill' document.

## Meadow off Crispin Drive





# Crispin Drive meadow



Left: Obvious regular path  
through the meadow



## Robin Hill and Merlin Gardens





# Robin Hill and Merlin Gardens

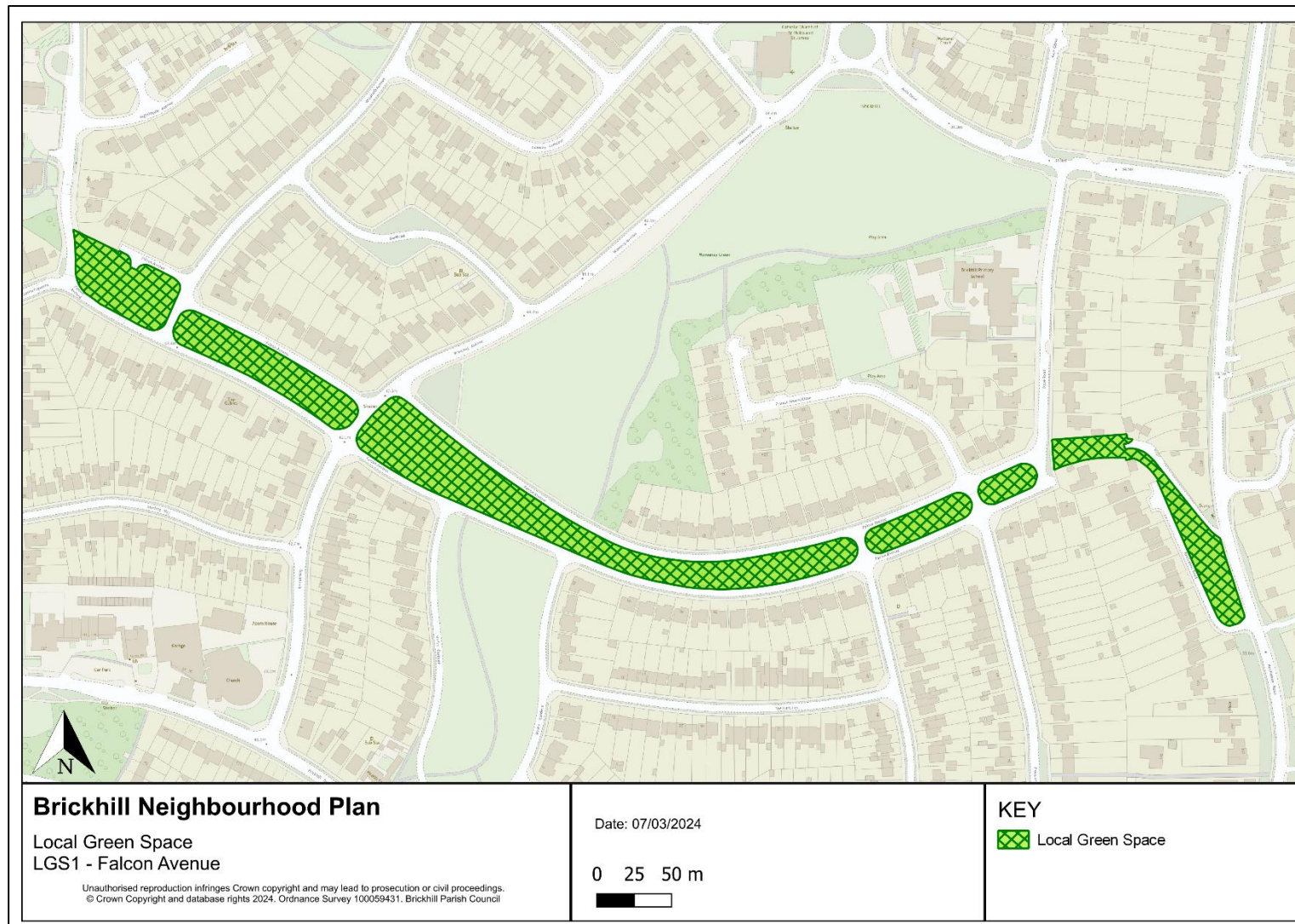


Above and below – Robin Hill open space





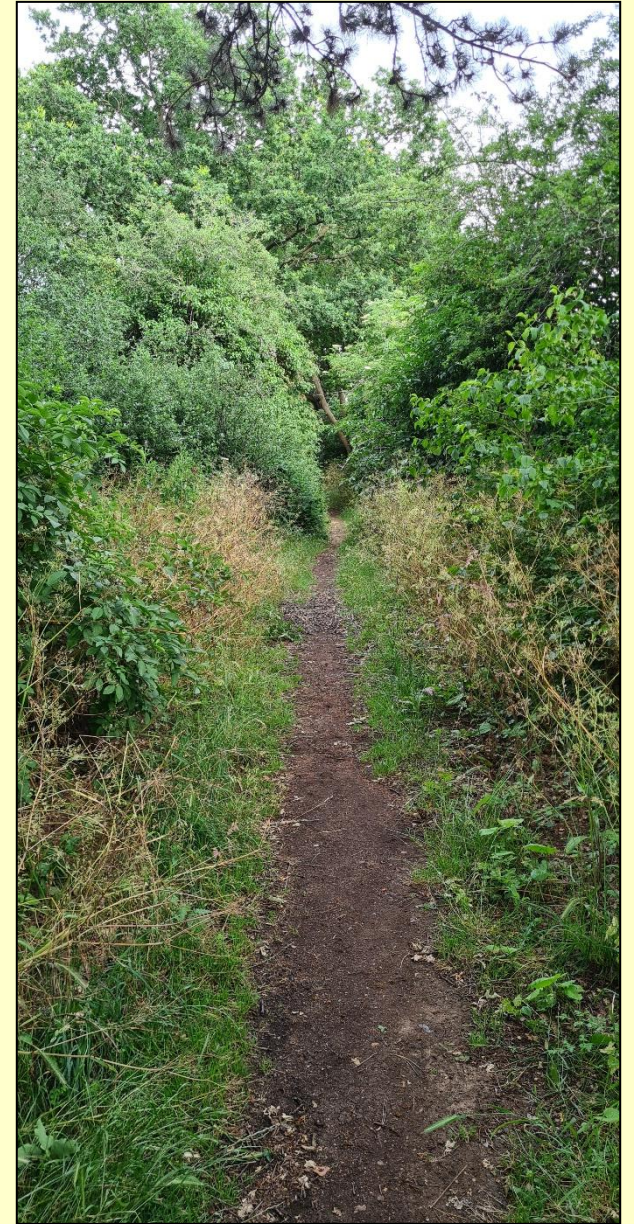
## Falcon Avenue





# Falcon Avenue

Path leading through the Falcon Avenue open space





## Brickhill Drive/Foster's Brow







Brickhill Drive /  
Foster's Brow





## Brickhill Drive/Rooksmead pond



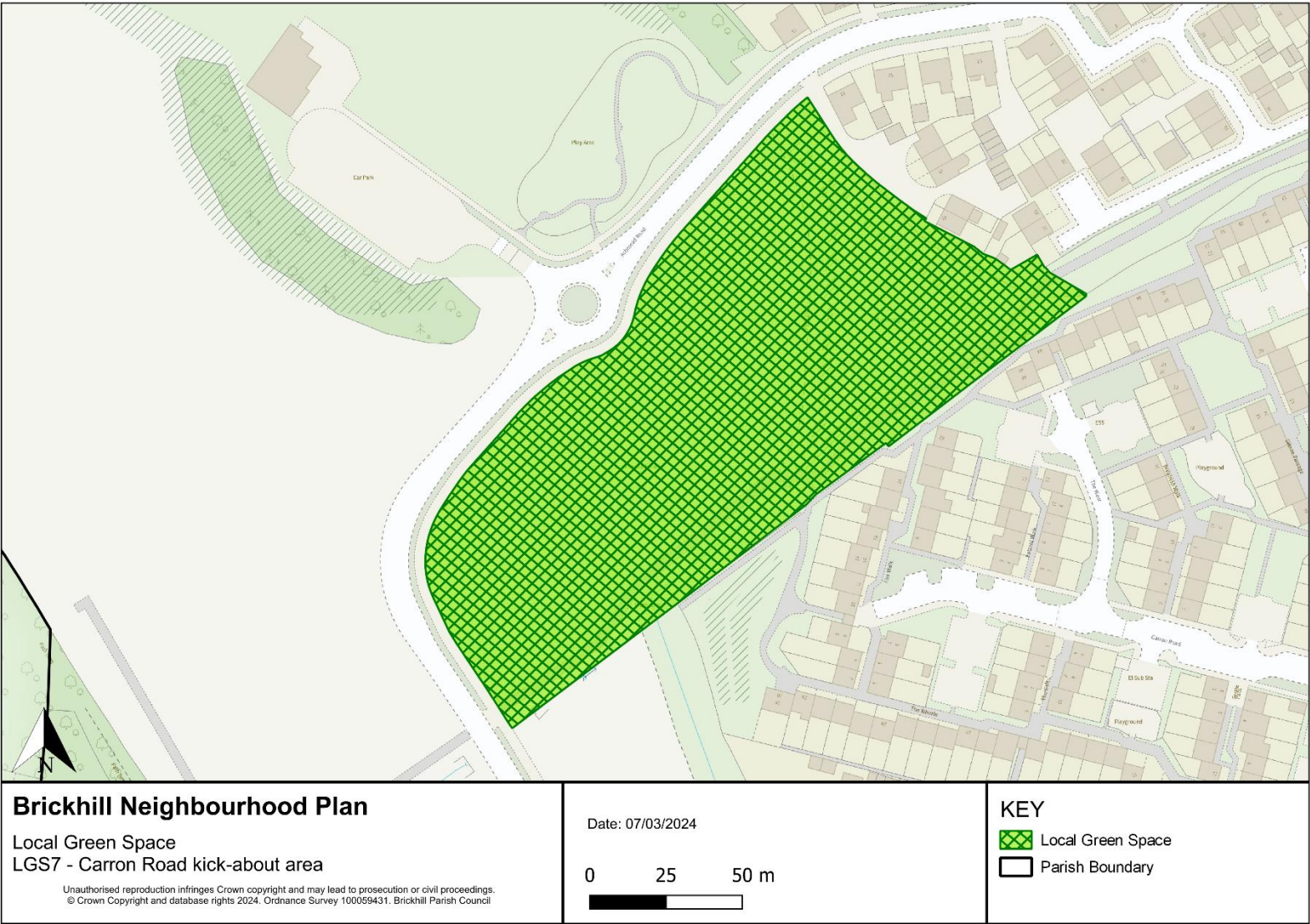




Brickhill Drive /  
Rooksmead



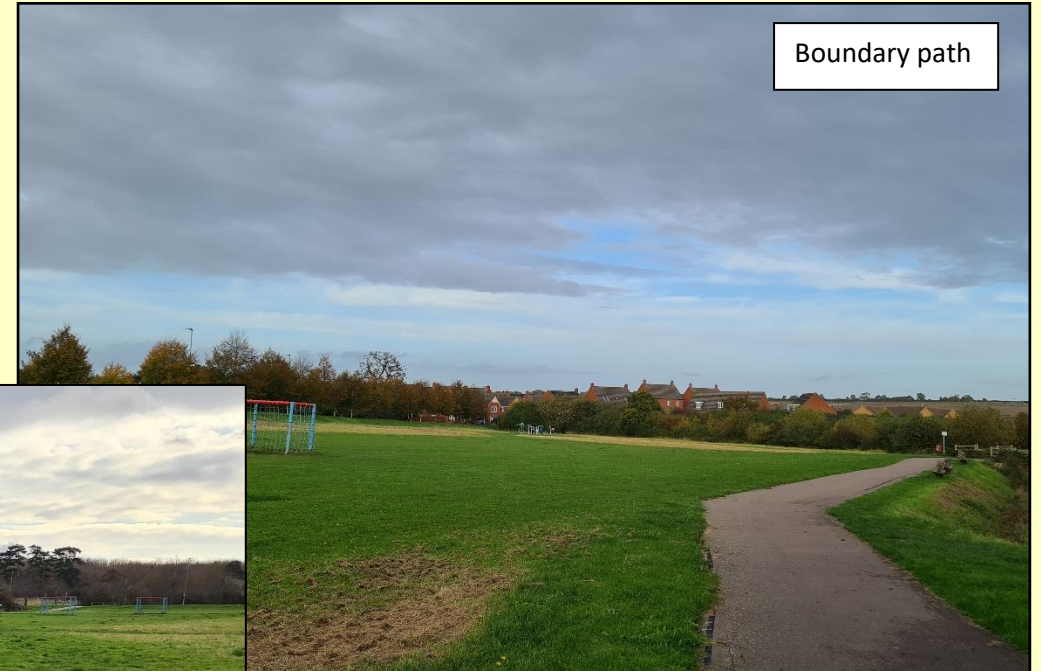
Carron Road kick-about space







Kickabout pitch



Boundary path



Green gym

## Carron Road kickabout space