

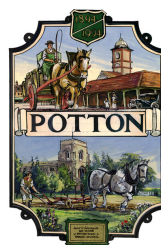


Living Networks

Potton

Green Infrastructure Plan

July 2019



Contents

Introduction	1
Context	2
Endorsements	4
Definition of Green Infrastructure	5
Aims of this Plan	6
Links to other GI related plans	7
Methodology & Community Involvement	8
Potton Parish GI Map	10
Potton Parish GI Plan Aspirations	11
Prioritisation Activities	13
Important Green Spaces	14
Local Green Space Designation	17
Potton Parish GI Plan Action Plan	21
Proposed Local Green Space Designations; including Addendum	Appendix 1
2010 Potton Green Infrastructure Plan	Appendix 2

POTTON PARISH GREEN INFRASTRUCTURE PLAN

Introduction

This GI plan has been amended to incorporate the suggestions of the independent assessor for the Potton Neighbourhood plan. See Appendix 1 of this document.

The Potton Parish Green Infrastructure (GI) Plan is one of more than 40 parish and town GI plans to have been produced across Bedfordshire.

The Potton Parish GI Plan is funded by Potton Town Council (PTC) as part of their funding of the Potton Parish Neighbourhood Plan, and is facilitated by Bedfordshire Rural Communities Charity (BRCC).

The production of the GI Plan was requested by the Potton Neighbourhood Plan Steering Group (NPSG) on behalf of PTC; to be a valuable tool in its own right as a planning document, and to inform policies and objectives in the emerging Potton Neighbourhood Plan. This Plan is a revision of the original Potton GI Plan (2010), see Appendix 1. This revised plan will be reviewed annually by PTC to determine progress made, and the NPSG will review the GI Plan every five years and update where required, on behalf of PTC.

BRCC was appointed to facilitate the production of this Plan as it is a charity that works with local communities and landowners to conserve and enhance the landscape, wildlife and history in this area. At the heart of BRCC's work is the belief that empowering local communities, giving them a say in issues that affect them, achieves the best results. BRCC has over 60 years experience of community development support and facilitating community consultation; and has nearly 20 years experience of planning and delivering green infrastructure projects in Bedfordshire.

The need for GI Planning has been identified at all levels, from central government, through regional bodies (the East of England Regional Spatial Strategy and the Milton Keynes and South Midlands Sub-Regional Strategy), to County and District levels. The Bedfordshire and Luton Strategic GI Plan was produced in 2007 by the Bedfordshire & Luton Green Infrastructure Consortium. Parish and Town GI Plans are valuable tools for planners, committees, developers and communities themselves. They can help inform important decisions and help local people identify what is important to them, and what they would like to happen in the future. Parish and Town GI Plans have been used to support funding bids, helping people make important improvements to their local environment, and they also provide a snapshot of the local environment.

It should be acknowledged that not all of the aspirations identified will be delivered, because there are many other influencing factors, such as the views of landowners, existing planning permissions and allocations, potential future land use allocations and the cost of implementation. The value of this GI plan lies in the fact that it has been produced by local residents for their own community. It can help inform planning decisions and be used as a mechanism to identify where financial benefits from development should be directed. It cannot be used as a tool to prevent development but may influence considerations in the planning process. All aspirations that gained community support have been included; however, it remains a community owned document that, while supported by CBC, has not been formally adopted. The plan as a whole is based on a robust approach to mapping and implementing a high quality GI network for the existing, and future, residents of the parish of Potton.

Context

Potton is a rural market town located some 4km east of Sandy and 5km north of Biggleswade. The town was originally a prosperous market town and today has a population of 4,870 people in around 2,250 dwellings. Potton Brook borders the town to the east and there are two sand quarries in the area surrounding the town, one to the north and one to the west.

Potton sits within the Everton Heath Greensand Ridge area, an elevated landscape that forms the eastern most part of a long ridge. There is a varied landscape pattern with open heathland, arable cropping, plantation and deciduous woodland. There are a number of large estate houses and surrounding parkland, as well as active and restored mineral extraction works. Potton is bordered to the east by the Dunton Clay Vale, a valley with an elevated ridge with some expansive views and enclosed lower slopes. The land is mostly used for intensive arable cropping. To the west, the hamlet of Deepdale is set within a distinctive narrow valley.

To the west and northeast Potton is bordered by Grade 2 agricultural land, to the north by Grade 3 agricultural land and to the east by Grade 1 agricultural land. Directly south of Potton is non-agricultural land, beyond that the land is classified as Grade 2.

The settlement contains sensitive environmental receptors including best and most versatile agricultural land, land in the Green Infrastructure Network and County Wildlife Sites. The settlement also contains designated heritage assets in the form of Listed Buildings and a Conservation Area. In common with other settlements in Central Bedfordshire Potton has already experienced considerable growth in recent years, which is impacting on existing services and facilities.

Potton Wood is an SSSI and CWS situated 2km to the northeast of the town. Bunker's Hill CWS and Sutton Fen & Woods CWS are to the southwest of the town. Small blocks of Lowland Mixed Deciduous Woodland exist to the north and south of the town, and to the southwest is an area of Lowland Dry Acid Grassland. The settlement and the land to the north and west is located within the Greensand Ridge Nature Improvement Area. The Green Infrastructure Network to the east, south and west is part of GI corridor 2, the Ivel River Valley (Bedfordshire and Luton Strategic GI Plan). The Biodiversity Network encompasses much of the land to the west and follows the path of the Potton Brook from north to south along the town's eastern boundary.

Development in the north and west of the settlement is constrained by the Biodiversity Network, and development in the south and east of the settlement is constrained by the Green Infrastructure Network. Development in the southwest of the settlement is constrained by locally designated biodiversity. Any development however could contribute to the objectives of the Nature Improvement Area. Development in the east, west and northeast of the settlement may result in the loss of best and most versatile agricultural land. Development in the east of the settlement is significantly constrained by flood risk areas. Development in the south of the settlement may affect designated heritage assets, including the Conservation Area and Listed Buildings. (Central Bedfordshire Council Local Plan Initial Settlements Capacity Study.)

The results of the neighbourhood plan survey conducted in May 2017 clearly demonstrate a strong communal desire to maintain the rural nature of Potton and to enhance the Green Infrastructure, in turn protecting the local wildlife and the environment:

- The local environment should be protected for future generations (98% of respondents).
- The rural feel of Potton should be preserved (97% of respondents).
- The countryside and green spaces between existing settlements should be preserved (97% of respondents).
- Wildlife conservation is important (96% of respondents).
- Preservation of green spaces is important (98% of respondents).
- Having good access to the countryside (95% of respondents).
- Protecting wildlife and the environment must be considered in any future development in and around Potton (96% of respondents)

It was noted that there was significant support within the community for the use of renewable energy sources. Some 63% of survey respondents were in favour of wind power and 86% in favour of solar power. Comments revealed that small-scale wind power was preferable and that solar panels should be introduced to new buildings in Potton rather than the creation of large solar farms.

In addition to the above points, the same survey placed strong emphasis on expanding and further developing footpaths and cycle routes in the town and surrounding countryside; connecting neighbouring towns; particularly Biggleswade, Gamlingay and Sandy with paths and cycleways. Furthermore, the development of a circular route around the town that allowed public access to green spaces was also strongly supported.

Endorsements and Support

Endorsement by Potton Town Council:

Potton Town Council endorses this Green Infrastructure Plan, which has been produced by current residents of the parish, for this and future generations. In endorsing this Plan, the Town Council confirms its support for the concept of GI Planning and the methodology used to produce the Plan. In addition, the Town Council will seek to be an active partner in the delivery of this Plan, leading and assisting the implementation of those actions which fall into the remit and plans of the Council. The Town Council will annually review the Plan, reporting to the community activity undertaken and planned, both by the Council and others, towards implementing the Plan.

Endorsement by Potton Parish Neighbourhood Plan Steering Group:

Potton Parish Neighbourhood Plan Steering Group endorses this Green Infrastructure Plan. It has been produced using an agreed and well developed process involving current residents in a series of focussed working groups. As such it represents their more detailed views on how the issues previously identified can be addressed in the future. It sets a clear plan for the future that will be supported by Local Planning Policies in the forthcoming Potton Neighbourhood Plan.

Support from Central Bedfordshire Council:

Central Bedfordshire Council recognises the need to provide a framework for green infrastructure provision in the District to meet the needs of existing and new residents and help create sustainable communities. In 2008, Mid Beds District Council produced a district-wide GI plan which has informed the Local Development Framework (LDF) Core Strategy and other Local Development Documents. The production of this parish-level GI Plan for Potton gives added detail and together with the views of local people adds value to, and compliments, the Mid Beds District GI Plan and the Strategic GI Plan for Bedfordshire and Luton which was produced in 2007. All levels of GI Plan, including this Potton GI Plan, will be used by the Authority in considering development proposals and assisting with the creation of green infrastructure assets.

Support from BRCC:

BRCC will support the community of Potton in implementing this Plan where appropriate and feasible, providing advice, support in securing funding and leading practical works.

Definition of Green Infrastructure

Green Infrastructure is the network of green spaces, access routes, wildlife habitats, landscapes and historic features which provide:

- a healthy and diverse environment
- attractive places to live and visit
- a good quality of life
- a sustainable future
- Green Infrastructure assets include:
 - Accessible green space
 - Country parks
 - Green corridors
 - Urban parks and gardens
 - Habitats for wildlife including nature reserves, Sites of Special Scientific Interest and County Wildlife Sites.
 - Historic parks and gardens and historic landscapes
 - Scheduled Ancient Monuments
 - Waterways and water bodies, including flooded quarries
 - Public rights of way and cycleways
 - Allotments
 - Children's play space
 - Formal sports facilities
 - Cemeteries

It is important to plan the GI network in the same way that we plan other networks and facilities, so that we can safeguard and enhance the environment and meet the needs of a wide range of people, both now and in the future. Green infrastructure also provides social and economic benefits, including:

- Places that can be used as a focus for community activity and events
- Opportunities to keep fit and healthy
- Helps support the local economy, including village shops, pubs and B&Bs
- Links between town and country helping people in rural areas to access facilities
- Helps reduce the use of cars

Green Infrastructure Themes

Green Infrastructure is composed of 5 themes; landscape, history, biodiversity, access and open space. These themes are presented separately to enable the different elements of GI to be considered both individually in detail and as part of the integrated GI network.

Aims of this Plan

To identify the key existing natural, historic, cultural and landscape assets, accessible greenspace and rights of way and to plan new features that will provide a connected network of green infrastructure for the benefit of present and future generations.

Objectives

To create a comprehensive document that will assist the local community to:

- Protect and where possible enhance the landscape, biodiversity and the historic environment
- Improve access and links for people and wildlife
- Provide a multi functional green infrastructure network
- Provide a source of information and guidance for planners, landowners and developers in formulating land use plans
- Promote community involvement
- Identify projects and produce an action plan to implement projects.

Links to other GI related plans

The Bedfordshire & Luton Strategic Green Infrastructure Plan

The Bedfordshire & Luton Strategic Green Infrastructure Plan (2007) identifies a broad, spatial vision for green infrastructure across the area and highlights 11 strategic GI corridors across the county. The parish of Potton lies within the Ivel River Valley Corridor.

The Mid Bedfordshire GI Plan

The Mid Bedfordshire GI Plan (2008) identifies a network for protecting and enhancing GI across the whole of the former Mid Beds District. This Network is broken down into a series of six 'areas', with Potton lying in the Ivel Valley.

CBC Leisure Strategy

In March 2014 Central Bedfordshire Council adopted its Leisure Strategy, which comprises three facility-based chapters and replaces the 2008 PPG17 Study. Chapter 2: the Recreation and Open Space Strategy, focuses on the provision of nine types of open space, which are:

- Countryside Recreation
- Urban Parks
- Informal Recreation
- Large Formal Recreation Areas
- Small Amenity Spaces
- Facilities for Children
- Facilities for Young People
- Allotments
- Cemeteries & Burial Grounds

Chapter 2 assessed the current provision of each of the nine open space types and, utilising national guidance and local requirements, it established a set of local standards to guide future provision of open space on both a strategic and local level in Central Bedfordshire.

To define open space provision on a parish level, a Parish Schedule has been created for each parish in Central Bedfordshire. It identifies current provision, shortfalls or surpluses against the local standards and priorities.

Based on national standards for levels of provision; the CBC figures for 2017 indicate that across the parish Potton is deficient in urban parks, large formal recreation areas, small amenity spaces and allotments. The Leisure Strategy for Potton makes reference to the original GI plan and includes in its key priorities:

- Large recreation area – extension or new, potentially linked to requirements above
- New amenity space
- Enhanced routes to existing informal spaces

Methodology & Community Involvement

A methodology for the production of Parish Green Infrastructure Plans was developed in 2007 and 2008 by the PGIP Working Group and endorsed by the Beds & Luton Green Infrastructure Consortium (now the Beds & Luton Local Nature Partnership). This standard methodology has been used to produce 40 parish-level GI Plans across Bedfordshire.

As with all GI Plans, two community workshops were held, to which local stakeholders and the wider community were invited. At the first workshop (2 March 2017), the original Potton GI Plan, including a map pack summarising information known about the parish's GI assets, was presented. Consultees were asked to use this information to identify aspirations for enhancing and adding to the existing local GI, by annotating a Workshop Map (Appendix A), which summarised the main features of the original map pack. At the second workshop (26 April 2017), these aspirations were reviewed, added to and prioritised. Between the two workshops a drop-in session for the whole community was held as part of the Seasons Market (18 March 2017), to increase the level and range of input into the plan. Attendance at the 3 consultation activities totalled 110.

Across the 3 consultation activities, there were good numbers of both male and female attendees, though with a slightly higher representation of males. The gender breakdown of attendees at each activity is given below.

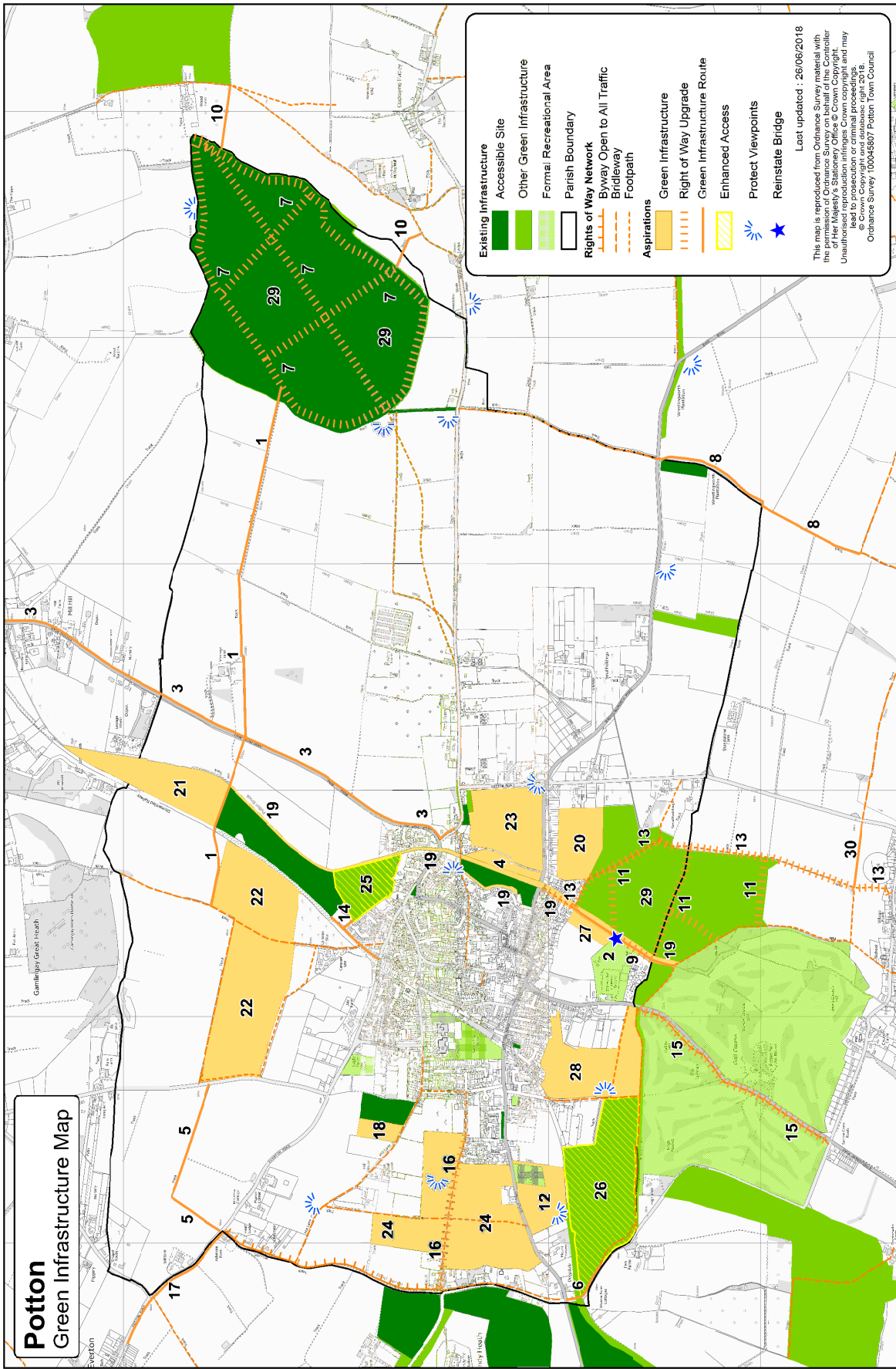
Workshop 1		Drop-in		Workshop 2		Totals	
M	F	M	F	M	F	M	F
14	7	38	30	12	9	64	46
21		68		21		110	

As with many PGIPs, the majority of attendees were over the age of 45. The age breakdown of attendees at the two workshops is given below.

	Under 18		18-24		25-44		45 -59		60-74		75+		Total
Activity	M	F	M	F	M	F	M	F	M	F	M	F	
Workshop 1	0	0	0	0	1	1	3	3	9	2	1	1	21
Drop-in													68
Workshop 2	0	0	0	1	1	1	2	1	7	6	2	0	21
													110

Also, as with many PGIP's, the majority of attendees had lived in the parish for more than 11 years. The breakdown of length of residence of attendees at the two workshops is given below.

	<1 yr		1-5 yrs		6-10 yrs		11-25 yrs		>25 yrs		Total
	M	F	M	F	M	F	M	F	M	F	
Activity											
Workshop 1	0	0	2	3	0	0	4	0	9	3	21
Drop-in											68
Workshop 2	0	0	1	2	0	1	6	1	5	5	21
											110



Aspirations table - each numbered aspiration relates to a point on the previous map.

Ref.	Aspirational GI Enhancements
1	Create new access route from BW11 to Potton Wood (discussion required concerning status)
2	Reinstate old bridge over Potton Brook
3	Create roadside footpath / cycleway from Potton Church northwards to Gamlingay
4	Create wildlife corridor with wetland features, east of Potton Brook, between Bury Hill and Church Causeway
5	Create Public Bridleway to link BOAT7 to BW13, creating circular route
6	Create link between BW7 and BW19 south of Potton Road / Carthagea Road crossroads
7	Create permanent Public Rights of Way on existing permissive routes in Potton Wood
8	Create Public Bridleway to link BW14 to Wrestlingworth BW15
9	Create new footpath along north-west side of Pegnut Wood, linking Potton FP1 To Sutton FP1
10	Create Public Footpaths to link Potton Wood to Cockayne Hatley Church via Cockayne Hatley's FP11 and FP12
11	Create permanent RoW's, including a bridleway along the central ride, on existing permissive routes in Pegnut Wood
12	Manage area, south and west of the cemetery, as accessible acid grassland / heathland site
13	Upgrade FP1 and Sutton FP2 to Bridleway (from Bury Hill southwards to Sutton High Street)
14	Formalise footpath access to Sheepsbridge Wood / Lammas Meadow, with link to Aspiration 25
15	Improve condition of Sutton BW8 beside Biggleswade Road to enable cycling
16	Upgrade surface of BW9, linking to FP8 at Newtown
17	Create roadside footpath from BOAT 7 to Everton village
18	Allocate for future expansion of the Mill Lane recreation ground
19	Enhance Potton Brook for water vole conservation and seek recognition as a County Wildlife Site
20	Extend Pegnut Wood, northwards, with accessible woodland and grassland areas
21	Extend Sheepsbridge Wood / Lammas Meadow northwards as accessible woodland
22	Create publicly accessible nature reserve including woodland, heathland, exposed sand banks etc.
23	Create accessible GI land west of Sutton Road

24	Manage area to north and south of Old Bedford Road as accessible acid grassland site
25	Seek public access to woodland and lake, south of Sheepsbridge Wood / Lammas Meadow (access via Aspiration 14)
26	Manage Deepdale Quarry as an accessible nature reserve
27	Create new community green space and orchard adjacent to Potton Brook
28	Manage area, east of Sutton Mill Road, as an accessible nature reserve / amenity area with nature value of acid grassland and scrub
29	Increase wildlife value of Potton Wood and Pegnut Wood through appropriate habitat management
Aspiration outside of Parish	
30	Create new footpath link between Sutton FP2 and Sutton BW6
General Comments	
A	Promote the planting of trees within the town
B	Provide more benches on walking routes
C	Ensure existing allotment site is protected
D	Adopt mowing regime on publicly owned grassland within town to maximise wildflowers and biodiversity interest
E	Create / retain wildlife corridors, especially those with locally distinct woody hedgerow species
F	Create a clearly marked circular route around Potton, staying off the roads
G	Create lizard habitat and hibernacula in appropriate locations throughout the parish
H	Seek CWS recognition for sites that meet the criteria (e.g. Carthagen Road / Biggleswade Road corridor)

Where future built developments are proposed on land where GI aspirations have been identified, consideration should be given as to whether the aspiration(s) can be delivered either as part of a potential built development, or whether an alternative location for the aspiration(s) can be found. Such developments may contribute, either financially or through direct works, to the implementation of GI aspirations.

Prioritisation activities

At the final workshop, three prioritisation activities were undertaken.

Groups were asked to discuss the aspirations and identify and rank their top 5 aspirations. Top ranked aspirations were given a score of 5 points, with the 2nd aspiration scoring 4 points, etc. The scores from the 4 groups were then collated to give an overall list of priorities. The results of this activity, identifying the clear top 4 aspirations as agreed in the groups, are shown below.

Priority Ranking	Aspiration Reference	Priority Aspirations as identified by Workshop Groups
1	19	Enhance Potton Brook for water vole conservation and seek recognition as a County Wildlife Site
1	4	Create wildlife corridor with wetland features, east of Potton Brook, between Bury Hill and Church Causeway
3	23	Create accessible GI land west of Sutton Road
4	29	Increase wildlife value of Potton Wood and Pegnut Wood through appropriate habitat management

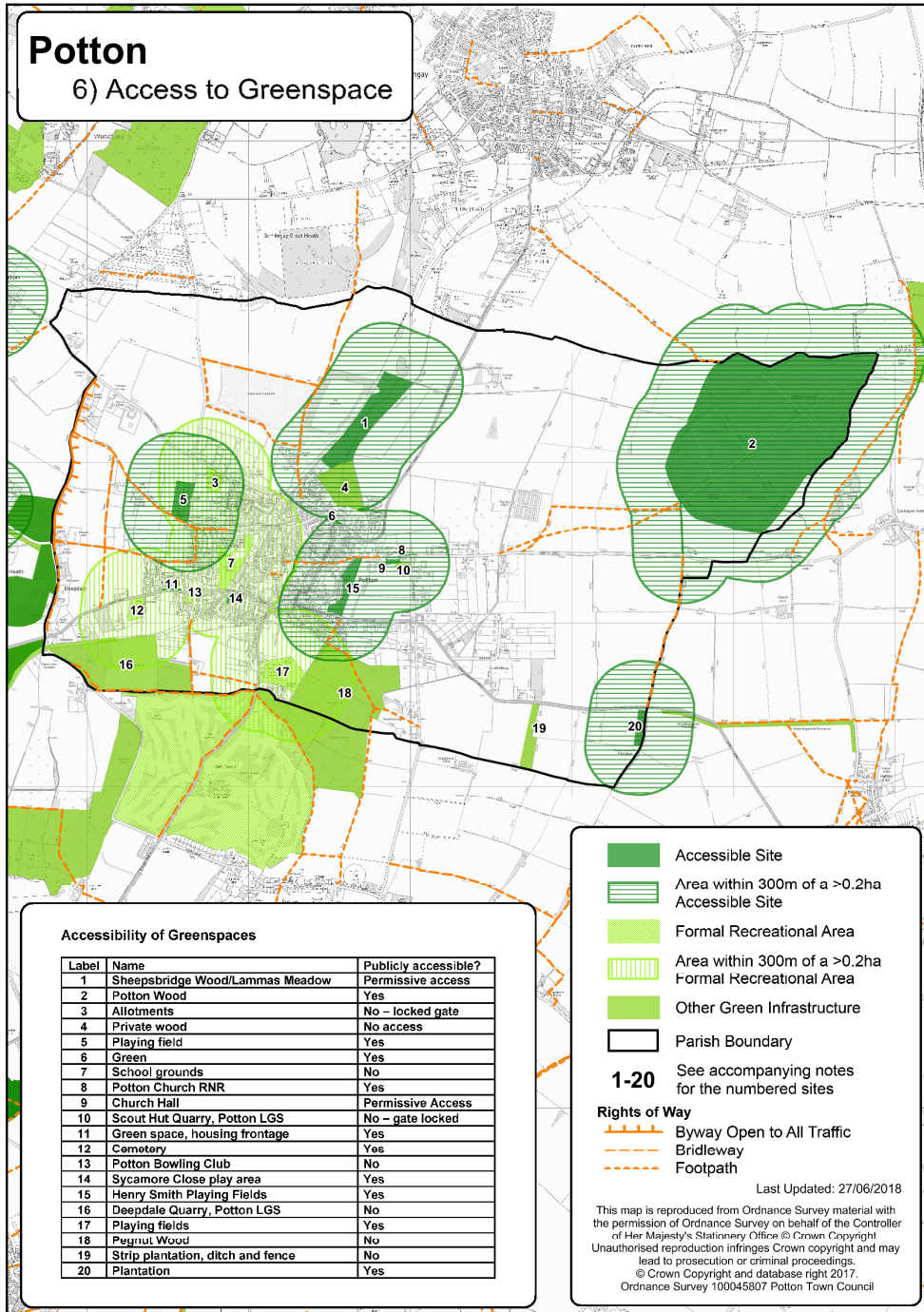
Individuals were also asked to identify their top 3 priority aspirations. The purpose of this second prioritisation activity was to ensure that quieter group members, or those whose views were in a minority in their groups, had an equal say. Individuals were each given 3 'votes' and instructed to use only 1 vote per aspiration, to avoid skewed results. See below for priorities as identified by individuals.

Priority Ranking	Aspiration Reference	Priority Aspirations as identified by Individuals
1	23	Create accessible GI land west of Sutton Road
2	G	Create lizard habitat and hibernacula in appropriate locations throughout the parish
3	28	Manage area, east of Sutton Mill Road, as an accessible nature reserve / amenity area with nature value of acid grassland and scrub
4	4	Create wildlife corridor with wetland features, east of Potton Brook, between Bury Hill and Church Causeway
5	26	Manage Deepdale Quarry as an accessible nature reserve

Important Green Spaces

Similar to the above exercises, groups were also asked to identify and rank their most important green spaces in the parish. These are shown on the following map ('Access to Greenspace') and a copy of the map's sites table is included after the map for easier reading.

The map shows accessible sites and formal recreation areas within the parish, along with the Natural England standard, known as the 'Accessible Natural Greenspace Standard' (ANGSt) which recommends that everyone, wherever they live, should have accessible natural greenspace "of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home".



Accessibility of Greenspaces shown on the Access to Greenspace Map

Label	Name	Publicly accessible?
1	Sheepsbridge Wood/Lammas Meadow	Permissive access
2	Potton Wood	Yes
3	Allotments	No – locked gate
4	Private wood	No access
5	Playing field	Yes
6	Green	Yes
7	School grounds	No
8	Potton Church RNR	Yes
9	Church Hall	Permissive Access
10	Scout Hut Quarry, Potton	No – gate locked
11	Green space, housing frontage	Yes
12	Cemetery	Yes
13	Potton Bowling Club	No
14	Sycamore Close play area	Yes
15	Henry Smith Playing Fields	Yes
16	Deepdale Quarry, Potton	No
17	Playing fields	Yes
18	Pegnut Wood	No
19	Strip plantation, ditch and fence	No
20	Plantation	Yes

The results of this activity, shown below in table form, provide a clear consensus as to the groups' top three most important spaces - Henry Smith Playing Fields, Potton Wood and Pegnut Wood.

Priority Ranking	Aspiration Reference	Site
1	<i>(existing)</i>	Henry Smith Playing Fields
1	<i>(existing)</i>	Potton Wood
1	<i>(existing)</i>	Pegnut Wood
4	23	Aspirational GI land west of Sutton Road
5	4	Aspirational wildlife corridor with wetland features, east of Potton Brook, between Bury Hill and Church Causeway
6	24	Aspirational managed area to north and south of Old Bedford Road as accessible acid grassland site
7	28	Aspirational managed area, east of Sutton Mill Road, as an accessible nature reserve / amenity area with value of acid grassland and scrub
8	20	Pegnut Wood extension (northwards), with accessible woodland and grassland areas
8	22	Aspirational publicly accessible nature reserve on restored Potton Quarry (Breedon) including woodland , heathland, exposed sand banks etc.
8	26	Deepdale Quarry – managed as an accessible nature reserve
8	27	Aspirational community green space and orchard adjacent to Potton Brook

Local Green Space Designation

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. A new designation to protect local green areas of particular importance to local communities has been introduced. The Local Green Space designation will allow communities to identify and protect areas that are of value to the community through local and neighbourhood plans.

The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is 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; and
- where the green area concerned is local in character and is not an extensive tract of land.

In addition to the prioritisation of the complete set of aspirations, a further over-arching priority agreed at the workshop was to propose that the Potton Neighbourhood Plan seeks Local Green Space (LGS) designation on the parish's most important green spaces.

The Potton Neighbourhood Plan Steering Group is encouraged to assess the above sites against the LGS criteria and where appropriate to seek LGS designation.

The following LGS assessment has been undertaken using a pilot exercise being developed by GI Planning practitioners in Bedfordshire. The assessment tool has been developed (using local experience in Bedfordshire and best practice from elsewhere in the country) as 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 and subsequent Government guidance (Planning Practice Guidance: Local Green Space designation).

The following pages summarise the findings of the 'Proposed Local Green Space Designations for Potton, February 2018' produced by BRCC on behalf of the Potton Neighbourhood Plan Group.

Stage 1 Assessment

The Stage 1 assessment is designed to filter out which sites - proposed for LGS Designation by the 2018 Potton GI Plan - 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.

	Current Planning Permission?	Allocated for Development?	Already Designated?	Pass to Stage 2?
Henry Smith Playing Fields	N	N	N	Y
Potton Wood	N	N	Y	N [1]
Pegnut Wood	N	N	N	Y
Pegnut Wood north extension	N	N	N	Y
Potton Quarry	N	N	N	Y
Deepdale Quarry	N*	N	N	Y
Aspiration 4 – Land east of Henry Smith Playing Fields	N	N	N	Y
Aspiration 23 – Land west of Sutton Road	N	N	N	Y
Aspiration 24 – Land to north and south of Old Bedford Road	N	N	N	Y
Aspiration 27 – ‘Hall for All’ greenspace	N** or Y	N	N	Y
Aspiration 28 – Land east of Sutton Mill Rd	N	N or Y***	N	Y

[1] Potton Wood is a SSSI and so already has a high level protection status. Even if it was not a SSSI, and progressed to the Stage 2 assessment it would fail the eligibility criteria by being too extensive in size and not being in close proximity to the community.

***Deepdale Quarry**: It is believed that a small portion of this site has had planning consent in the past for a camping / leisure facility; but that this has now lapsed. Should a similar consent be sought in future, the majority of the site would be unaffected by any built development.

****Aspiration 27 ‘Hall for All’ greenspace**: This is part of current development and has been designated for a green space and orchard but does not have LGS designation.

*****Aspiration 28 Land east of Sutton Mill Rd**: Part of this site was allocated for development in the 2011 Local Plan, therefore only the portion of the site which was not allocated can be considered.

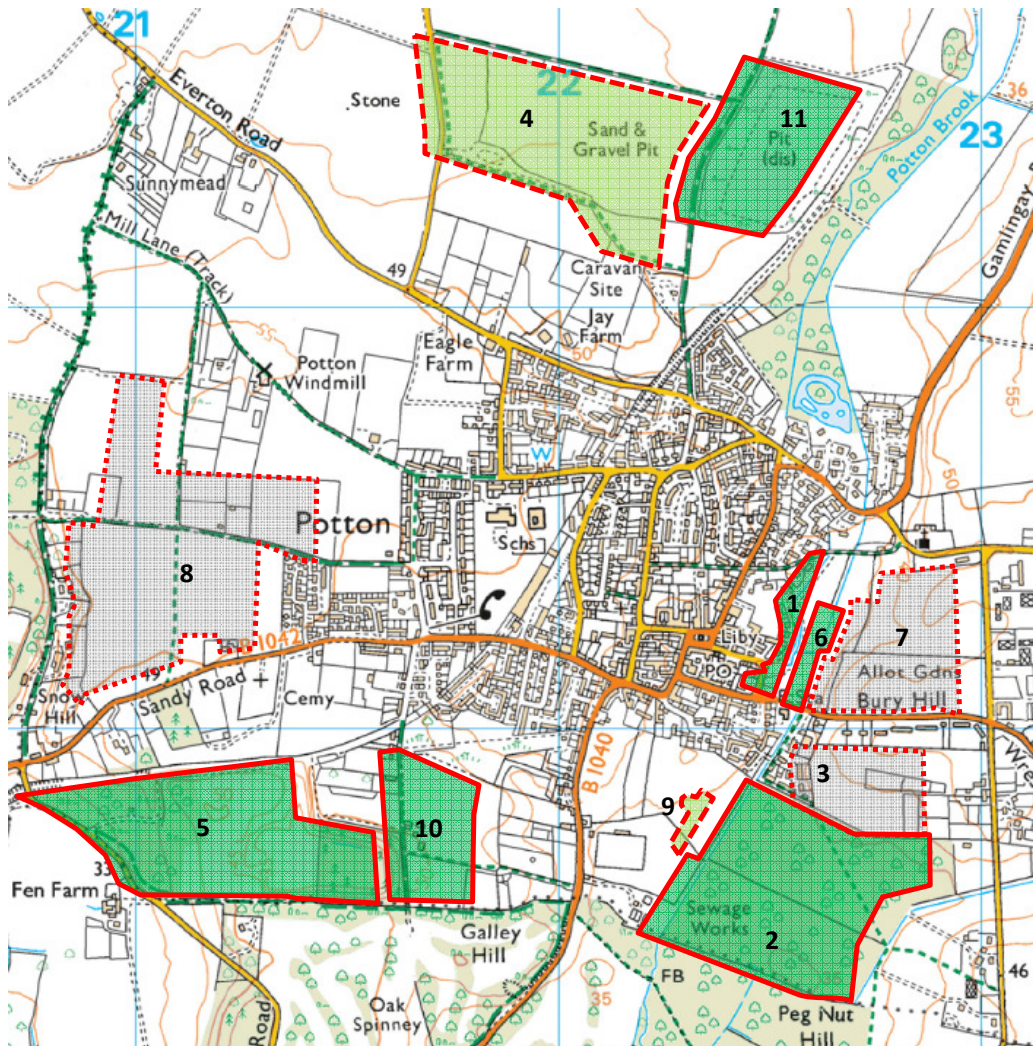
The above Draft Stage 1 assessment has been undertaken to give an initial indication as to whether any of the sites - identified by the community as important and progressing through the Stage 1 assessment – do meet the LGS designation criteria.

Stage 2 Assessment – Overall Summary

Full details of the Stage 2 assessment are given in the report: Proposed Local Green Space Designations for Potton, February 2018

Site	Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
1. Henry Smith Playing Fields	Y (2.27ha)	Y	Y	Y
2. Pegnut Wood	N (19.4ha)	Y	Y	Y
3. Pegnut Wood north extension	Y (5.60ha)	Y	N	N
4. Potton Quarry	Y (19.8ha)	Y	Y	Y But defer to a later date
5. Deepdale Quarry	Y (18.8ha)	Y	Y	Y
6. Aspiration 4 – Land east of Henry Smith Playing Fields	Y (Approx. 1.3ha)	Y	Y	Y
7. Aspiration 23 – Land west of Sutton Road	Y (10.2ha)	Y	N	N
8. Aspiration 24 – Land to north and south of Old Bedford Road	N (26.4ha)	Y	N	N
9. Aspiration 27 – 'Hall for All' greenspace	Y (Approx. 2ha)	Y	Y	Y But defer to a later date
10. Aspiration 28 – Land east of Sutton Mill Road	Y (6.42ha)	Y	Y	Y
11. Disused Quarry (east of Potton Quarry)	Y (11.3ha)	Y	Y	Y

Final Proposed Local Green Space Designations



Sites assessed and proposed for LGS Designation through the Potton Neighbourhood Plan

1. Henry Smith Playing Fields
2. Pegnut Wood
5. Deepdale Quarry
6. Aspiration 4 – Land east of Henry Smith Playing Fields
10. Aspiration 28 – Land east of Sutton Mill Road
11. Disused Quarry (east of Potton Quarry)

Sites assessed and proposed for LGS Designation at a later date (as part of a Neighbourhood Plan update)

4. Potton Quarry
9. Aspiration 27 – ‘Hall for All’ greenspace

Sites assessed and considered to not meet LGS criteria

3. Pegnut Wood north extension
7. Aspiration 23 – Land west of Sutton Road
8. Aspiration 24 – Land to north and south of Old Bedford Road

Potton Parish Green Infrastructure Plan Action Plan

- [1] Lead Partner Organisation / individual taking the lead in the planning and implementation of the aspiration (See key below table)
 [2] Other Partners Other organisations to be involved in the planning and implementation of the aspiration
 [3] Resourcing Likely level of funding needed: Low (achievable with no or minimal funding), Medium (achievable with moderate new funding), High (achievable with significant new funding)
 [4] Timescale Likely date of implementation: Short 2018-20; Medium 2020-22; Long 2022+

PTC* Potton Town Council LO Landowner
 CBC* Central Bedfordshire Council IDB Internal Drainage Board
 BRCC* Bedfordshire Rural Communities Charity FC Forestry Commission
 PNPSG* Potton Neighbourhood Plan Steering Group PGWSG Potton Green Wheel Steering Group (comprising asterisked * partners)

Ref	Aspiration	Possible Lead Partner [1]	Other Partners [2]	Resourcing [3]	Timescale [4]	Next Steps
1	Create new access route from BW11 to Potton Wood (discussion required concerning status)	PTC	CBC (RoW) PGWSG	M	M	Status of route to be discussed with LO
2	Reinstate old bridge over Potton Brook	PTC	IDB BRCC	M - H	M	Partners to progress with IDB
3	Create roadside footpath / cycleway from Potton Church northwards to Gamlingay	PTC	CBC (RoW) BRCC Gamlingay PC	H	L	Partners to progress
4	Create wildlife corridor with wetland features, east of Potton Brook, between Bury Hill and Church Causeway	PTC	CBC BRCC PNPSG PGWSG	M - H	M	PTC to discuss with LO

Ref	Aspiration	Possible Lead Partner [1]	Other Partners [2]	Resourcing [3]	Timescale [4]	Next Steps
5	Create Public Bridleway to link BOAT7 to BW13, creating circular route	PTC PGWSG	CBC (RoW)	L	S	BRCC progressing with CBC and LO's
6	Create link between BW7 and BW19 south of Potton Road / Carthagna Road crossroads	PTC	CBC (RoW) BRCC PNPSG	M - H	M	Partners to research / decide preferred route and discuss / progress with LO
7	Create permanent Public Rights of Way on existing permissive routes in Potton Wood and a new Right of Way east of Potton Wood to Cockayne Hatley's FP12	PTC FC	CBC (RoW)	L - M	M	Partners to liaise with FC
8	Create Public Bridleway to link BW14 to Wrestlingworth BW15	PTC	CBC (RoW) Wrestlingworth PC	M	L	Partners to progress with LO
9	Create new footpath along north-west side of Pegnut Wood, linking Potton FP1 To Sutton FP1	PTC	CBC (RoW)	L - M	M	Partners to progress with LO
10	Create Public Footpaths to link Potton Wood to Cockayne Hatley Church via FP11	PTC	CBC (RoW) Wrestlingworth PC	L - M	M	Partners to progress with LO
11	Create permanent RoW's, including a bridleway along the central ride, on existing permissive routes in Pegnut Wood	PTC	CBC (RoW)	M	M	Partners to progress with LO
12	Manage area, south and west of the cemetery, as accessible acid grassland / heathland site	LO	PTC PNPSG CBC	L - M	S - M	Partners to progress with LO
13	Upgrade FP1 and Sutton FP2 to Bridleway (from	PTC	CBC (RoW)	M	M	Partners to progress with LO

Ref	Aspiration	Possible Lead Partner [1]	Other Partners [2]	Resourcing [3]	Timescale [4]	Next Steps
	Bury Hill southwards to Sutton High Street)					
14	Formalise footpath access to Sheepbridge Wood / Lammas Meadow, with link to Aspiration 25	PTC	CBC (RoW)	M	M	Partners to progress with LO
15	Improve condition of Sutton BW8 beside Biggleswade Road to enable cycling	PTC	CBC (RoW)	M - H	M	Partners to progress
16	Upgrade surface of BW9, linking to FP8 at Newtown	PTC Sustrans	CBC (RoW)	L	S	Partners to progress
17	Create roadside footpath from BOAT 7 to Everton village	PTC	CBC (RoW)	H	M	Partners to progress
18	Allocate for future expansion of the Mill Lane recreation ground	PTC LO		H	L	PTC to discuss with LO
19	Enhance Potton Brook for water vole conservation and seek recognition as a County Wildlife Site	PTC IDB BRCC	PNPSG CBC	M - H	M	Partners to progress with LO
20	Extend Pegnut Wood, northwards, with accessible woodland and grassland areas	PTC	CBC BRCC PNPSG	M - H	M - L	Partners to identify LO and discuss
21	Extend Sheepbridge Wood / Lammas Meadow northwards as accessible woodland	PTC	CBC BRCC PNPSG	M - H	M - L	Partners to identify LO and discuss
22	Create publicly accessible nature reserve including woodland, heathland, exposed sand	PTC	CBC	M - H	M - L	Partners to liaise / resolve relevant social issues

Ref	Aspiration	Possible Lead Partner [1]	Other Partners [2]	Resourcing [3]	Timescale [4]	Next Steps
	banks etc.					
23	Create accessible GI land west of Sutton Road	PTC	CBC PNPSG	M	M - L	PTC to progress with CBC
24	Manage area to north and south of Old Bedford Road as accessible acid grassland site	PTC	CBC PNPSG	M	S - M	Partners to liaise with LO
25	Seek public access to woodland and lake, south of Sheepbridge Wood / Lammas Meadow (access via Aspiration 14)	PTC	CBC	L - M	S	PTC to clarify situation – though LO not keen.
26	Manage Deepdale Quarry as an accessible nature reserve	PTC LO (x2)	CBC	M	M - L	Partners to research LO's (police training area)
27	Create new community green space and orchard adjacent to Potton Brook	PTC BRCC	Community PNPSG	M	S - M	Work in progress (PTC)
28	Manage area, east of Sutton Mill Road, as an accessible nature reserve / amenity area with nature value of acid grassland and scrub	PTC LO	CBC PNPSG	M	M	Partners to discuss with LO Land Agent
29	Increase wildlife value of Potton Wood and Pegnut Wood through appropriate habitat management	PTC	LO x2 (incl. FC) CBC	M	M	Partners to research LO (FC and ?)
Aspiration outside of Parish						
30	Create new footpath link between Sutton FP2 and S Sutton BW6		Sutton PC PGWSG CBC (RoW)	M	M	Partners to progress with Sutton PC

Ref	Aspiration	Possible Lead Partner [1]	Other Partners [2]	Resourcing [3]	Timescale [4]	Next Steps
A	Promote the planting of trees within the town	PTC	PNPSG	M	M	PTC to action
B	Provide more benches on walking routes	PTC BRCC	CBC (RoW) LO	M	M	Partners to discuss with LO's
C	Ensure existing allotment site is protected	PTC	Allotment Group LO	L	S	PTC to monitor / action as necessary
D	Adopt mowing regime on publicly owned grassland within town to maximise wildflowers and biodiversity interest	PTC PNPSG		L	S	PNPSG to progress with PTC
E	Create / retain wildlife corridors, especially those with locally distinct woody hedgerow species	PTC	LO's Developers CBC	L	M	PTC to discuss with LO's, developers
F	Create a clearly marked circular route around Potton, staying off the roads	PTC PGWSG	CBC (RoW)	M	S	Partners to progress
G	Create lizard habitat and hibernacula in appropriate locations throughout the parish	PTC PNPSG	CBC BRCC LO's / developers	L	S - M	Partners to research / identify sites
H	Seek CWS recognition for sites that meet the criteria (e.g. Carthagena Road / Biggleswade Road corridor)		PNPSG BRCC BRMC CBC	L	S	Partners to progress

Proposed
Local Green Space
Designations
for Potton



**This report is an assessment of sites identified, by the local community, in the
Potton Green Infrastructure Plan to be considered for
Local Green Space Designation within the Potton Neighbourhood Plan**



February 2018

Proposed Local Green Space Designations for Potton

ADDENDUM – July 2019

This addendum to the following ‘Proposed Local Green Space Designation for Potton’ has been produced following a consideration of the Independent Examiner’s fact Check Report (24 June 2019) on the Potton Neighbourhood Development Plan.

The LGS Stage 2 Assessment, forming part of the Potton Green Infrastructure Plan identified six sites considered to meet the LGS Designation Criteria.

The Examiner agreed with the assessment and Designation of three sites (Henry Smith Playing Fields, Pegnut Wood and ‘Aspiration 4’ – Land east of Henry Smith Playing Fields); but he disagreed with the assessment and Designation of three further sites (Deepdale Quarry, ‘Aspiration 28’ – Land east of Sutton Mill Road and Disused Quarry (east of Potton Quarry).

While the importance of these latter 3 sites to the community – and the desire for their future protection – remains; in the interests of seeking the making of the wider Neighbourhood Plan , the Stage 2 Assessment has been revised, as per the following two pages.

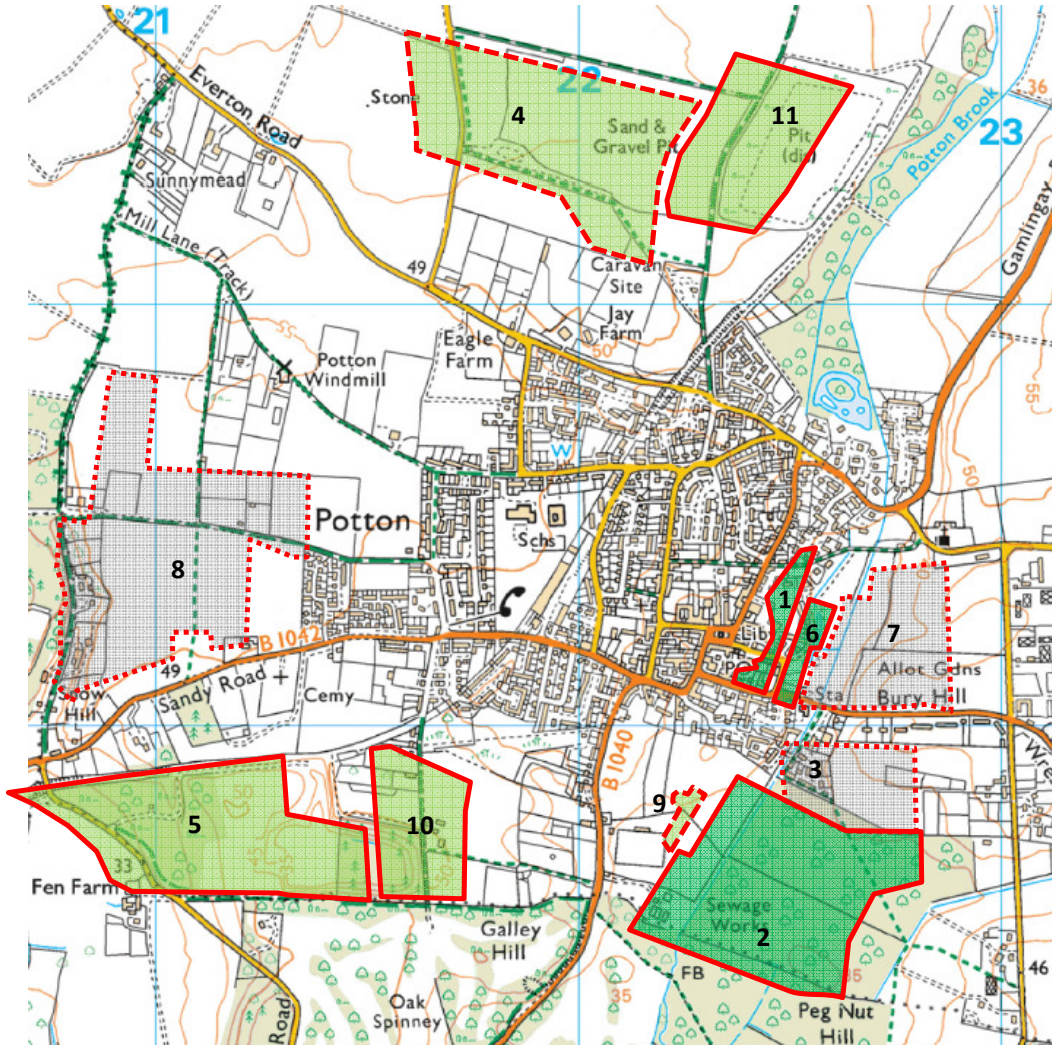
Consequently, the three sites proposed for LGS Designation within the Potton Neighbourhood Development Plan 2016-2035 are:

- **Henry Smith Playing Fields**
- **Pegnut Wood**
- **‘Aspiration 4’ – Land east of Henry Smith Playing Fields**

REVISED Stage 2 Assessment – Overall Summary

Site	Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
1. Henry Smith Playing Fields	Y (2.27ha)	Y	Y	Y
2. Pegnut Wood	N (19.4ha)	Y	Y	Y
3. Pegnut Wood north extension	Y (5.60ha)	Y	N	N
4. Potton Quarry	Y (19.8ha)	Y	Y	Y <i>But defer to a later date</i>
5. Deepdale Quarry	Y (18.8ha)	Y	<i>NP Examiner considered site extensive and not demonstrably special</i>	Y <i>But defer to a later date</i>
6. Aspiration 4 – Land east of Henry Smith Playing Fields	Y (Approx 1.3ha)	Y	Y	Y
7. Aspiration 23 – Land west of Sutton Road	Y (10.2ha)	Y	N	N
8. Aspiration 24 – Land to north and south of Old Bedford Road	N (26.4ha)	Y	N	N
9. Aspiration 27 – ‘Hall for All’ greenspace	Y (Approx 2ha)	Y	Y	Y <i>But defer to a later date</i>
10. Aspiration 28 – Land east of Sutton Mill Road	Y (6.42ha)	Y	<i>NP Examiner considered site extensive and not demonstrably special</i>	Y <i>But defer to a later date</i>
11. Disused Quarry (east of Potton Quarry)	Y (11.3ha)	Y	<i>NP Examiner considered site extensive and not demonstrably special</i>	Y <i>But defer to a later date</i>

REVISED Final Proposed Local Green Space Designations



Sites assessed and proposed for LGS Designation in 2018

1. Henry Smith Playing Fields
2. Pegnut Wood
6. Aspiration 4 – Land east of Henry Smith Playing Fields

Sites assessed and proposed for consideration for LGS Designation at a later date (as part of a Neighbourhood Plan update)

4. Potton Quarry
5. Deepdale Quarry
9. Aspiration 27 – ‘Hall for All’ greenspace
10. Aspiration 28 – Land east of Sutton Mill Road
11. Disused Quarry (east of Potton Quarry)

Sites assessed and considered to not meet LGS criteria

3. Pegnut Wood north extension
7. Aspiration 23 – Land west of Sutton Road
8. Aspiration 24 – Land to north and south of Old Bedford Road

End of Addendum.

POTTON NEIGHBOURHOOD PLAN – LGS ASSESSMENT

Stage 1 Assessment

The Stage 1 assessment is designed to filter out which sites - proposed for LGS Designation by the 2018 Potton GI Plan - 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.

	Current Planning Permission?	Allocated for Development?	Already Designated?	Pass to Stage 2?
Henry Smith Playing Fields	N	N	N	Y
Potton Wood	N	N	Y	N [1]
Pegnut Wood	N	N	N	Y
Pegnut Wood north extension	N	N	N	Y
Potton Quarry	N	N	N	Y
Deepdale Quarry	N*	N	N	Y
Aspiration 4 – Land east of Henry Smith Playing Fields	N	N	N	Y
Aspiration 23 – Land west of Sutton Road	N	N	N	Y
Aspiration 24 – Land to north and south of Old Bedford Road	N	N	N	Y
Aspiration 27 – ‘Hall for All’ greenspace	N** or Y	N	N	Y
Aspiration 28 – Land east of Sutton Mill Rd	N	N or Y***	N	Y

[1] Potton Wood is a SSSI and so already has a high level protection status. Even if it was not a SSSI, and progressed to the Stage 2 assessment it would fail the eligibility criteria by being too extensive in size and not being in close proximity to the community.

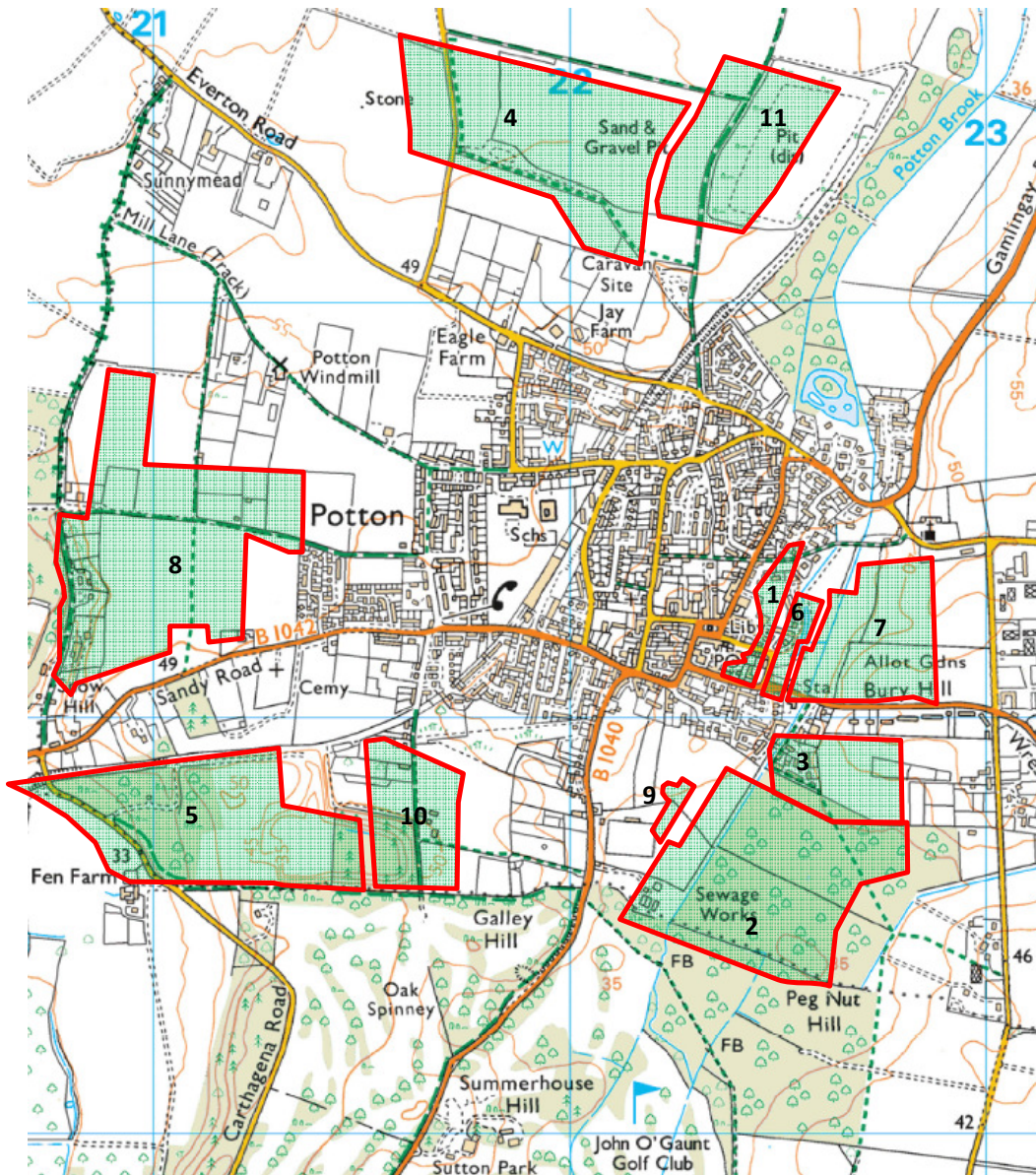
***Deepdale Quarry:** It is believed that a small portion of this site has had planning consent in the past for a camping / leisure facility; but that this has now lapsed. Should a similar consent be sought in future, the majority of the site would be unaffected by any built development.

****Aspiration 27 ‘Hall for All’ greenspace:** This is part of current development and has been designated for a green space and orchard but does not have LGS designation.

*****Aspiration 28 Land east of Sutton Mill Rd:** Part of this site was allocated for development in the 2011 Local Plan, therefore only the portion of the site which was not allocated can be considered.

The above Draft Stage 1 assessment has been undertaken to give an initial indication as to whether any of the sites - identified by the community as important and progressing through the Stage 1 assessment – do meet the LGS designation criteria.

Possible LGS's – to undergo stage 2 assessment



Site numbers relate to the table on the following page.

Indicative areas / boundaries only – see individual site assessments for more detail.

Stage 2 Assessment – Overall Summary

Site	Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
1. Henry Smith Playing Fields	Y (2.27ha)	Y	Y	Y
2. Pegnut Wood	N (19.4ha)	Y	Y	Y
3. Pegnut Wood north extension	Y (5.60ha)	Y	N	N
4. Potton Quarry	Y (19.8ha)	Y	Y	Y But defer to a later date
5. Deepdale Quarry	Y (18.8ha)	Y	Y	Y
6. Aspiration 4 – Land east of Henry Smith Playing Fields	Y (Approx 1.3ha)	Y	Y	Y
7. Aspiration 23 – Land west of Sutton Road	Y (10.2ha)	Y	N	N
8. Aspiration 24 – Land to north and south of Old Bedford Road	N (26.4ha)	Y	N	N
9. Aspiration 27 – 'Hall for All' greenspace	Y (Approx 2ha)	Y	Y	Y But defer to a later date
10. Aspiration 28 – Land east of Sutton Mill Road	Y (6.42ha)	Y	Y	Y
11. Disused Quarry (east of Potton Quarry)	Y (11.3ha)	Y	Y	Y

Stage 2 Assessment – Individual Site Assessments

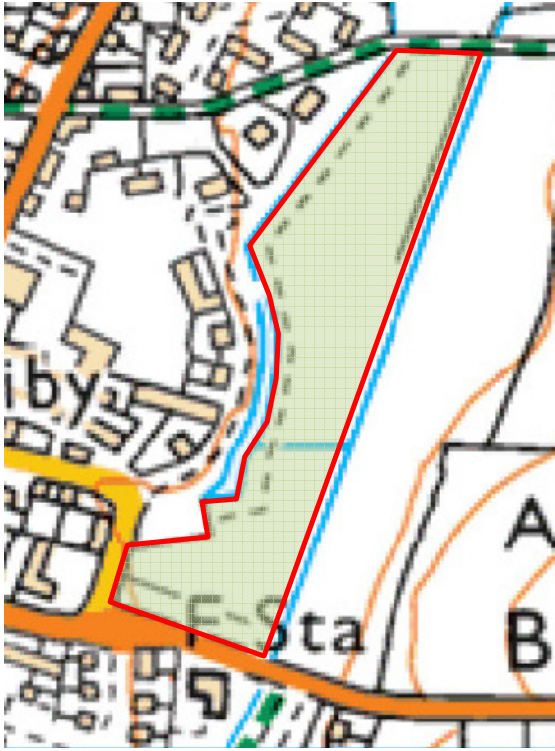
The Stage 2 assessment assesses whether the proposed LGS meets the following criteria:

1. The space is not an extensive tract of land and is local in character
2. The space is within close proximity of the community it serves
3. The space is demonstrably special to the local community and holds particular local significance.


The 3rd of these criteria is sub-divided into:

- a. The proposed space is of particular local significance because of its beauty
- b. The proposed space is of particular local historic significance
- c. The proposed space is of particular local significance because of its recreational value
- d. The proposed space is of particular local significance because of its tranquillity
- e. The proposed space is of particular local significance because of its wildlife
- f. The proposed space is of particular local significance for another reason

To meet the Stage 2 assessment criteria, a space has to fulfil criteria 1 and 2; and at least 1 a-f components of criteria 3.

Site Name	Henry Smith Playing Field (1.)
Site Map	
Site Area	2.27 ha
Site Location	This site is located within the eastern side of the settlement.

	It immediately adjoins the nearest residential areas and is within 250m of the Town Centre (as the crow flies, from the centre of the Market Square to the centre of the site).
Site Description	<p>The Henry Smith Playing Field is a formal recreation area close to the town centre. It has an extensive and well equipped recreation area and a large area of open space. It is bordered to the east by Potton Brook.</p> <p>Beauty</p> <p>The playing field is considered attractive, rather than beautiful. The presence of mature trees and watercourses enhances the aesthetics of the site.</p> <p>Historical Significance</p> <p>In 1935 to mark the Silver Jubilee of King George V and Queen Mary, The Henry Smith Playing Fields were presented to Potton by Miss L E Smith of Potton manor on behalf of her cousin Henry.</p> <p>Horse Brook was used as a washing point for live stock which used the droving routes both east and west of the town.</p> <p>The 'Carrot wash' is a small channel running from Horse Brook to Potton Brook. When the coprolite reserves were exhausted the town found employment from exploiting the extensive surrounding market garden industry, by establishing a local business of cleaning root vegetables (particularly carrots) prior to them being transported to Bedford.</p> <p>Recreational Value</p> <p>The site is one of Potton's major recreational assets and is well used. Its formal recreation facilities include a play area catering for different age ranges, a skate park and an outdoor gym. The large open space allows for informal games and sports, picnics; and hosts community events such as 'Party on Potton'.</p> <p>The site is popular with walkers (including dog walkers) and has been identified as a key green space within the emerging Potton Green Wheel.</p> <p>Tranquillity</p> <p>The site is relatively peaceful given its location close to the town centre.</p> <p>Wildlife</p> <p>The key wildlife interest of the site is associated with the watercourses forming approx. 2/3 of its boundary. Noted for its Water voles <i>Arvicola amphibious</i>, although status is uncertain at this site, there are recent records of Water vole up and downstream of the site. On-going habitat enhancement and management led by BRCC in conjunction with Potton Environment Group aim to restore favourable conditions.</p>

	<p>The mature trees provide habitat for many species of birds and invertebrates. In particular, this is the last known breeding site in Potton for Spotted flycatcher, <i>Muscicapa striata</i> a priority species of conservation concern.</p> <p>It is also an important foraging area and corridor for bats, including the Serotine <i>Eptesicus serotinus</i> which is of county importance and has local populations in Potton.</p> <p>Significant for another reason</p> <p>It is the only real - and hence most significant - green space within reach of the town centre. It is used for major events in the town, as was witnessed during jubilees and the millennium.</p>		
<p>Site Photos</p>			
<p>Not Extensive</p>	<p>Close Proximity</p>	<p>Demonstrably Special/ Locally Significant</p>	<p>Recommend for Designation?</p>
<p>Y (2.27ha)</p>	<p>Y (Contiguous)</p>	<p>Y</p>	<p>Y</p>

Site Name	Pegnut Wood (2.)
Site Map	<p>The map shows a site boundary outlined in red. The site is located south-east of a residential area. Key features include 'Sewage Works' to the north-west, 'Peg Nut Hill' to the south, and 'hn O' Gaunt Golf Club' to the south-west. The site is marked with green tree symbols and contains several paths labeled 'FB'. Elevation contours are shown in orange, with values 5, 35, and 42. A blue line representing a watercourse or boundary runs through the site.</p>
Site Area	19.4ha – area of site within the Parish of Potton (38.5ha – whole site)
Site Location	This site is located to the south east of the settlement. Its northwest corner immediately adjoins the nearest residential areas and is within 650m of the Town Centre
Site Description	Pegnut Wood was planted primarily as a poplar plantation, although has areas of more native tree and shrub species. The site has a network of accessible paths – some being Public Rights of Way. The Potton GI Plan identified the whole of the site as an important area; however as a neighbourhood Plan can only designate LGS's within its own parish, this assessment relates only to the portion of the whole site

(approx. 50%) which falls within Potton. A historic parish boundary hedge which passes through the centre of Pegnut Wood, would be the southern boundary of the LGS.

Beauty

Woodland has an intrinsic beauty. Although planted as a formal crop plantation, many of the poplars have succumbed to disease and the site is evolving into a more natural woodland, with areas of open grass and native shrub regeneration. The presence of watercourses and old boundary hedges add to the beauty of the site.

The site borders and offers views of the attractive John O'Gaunt golf club.

Historical Significance

Named after the pig nut plant which grew in the area.

Recreational Value

The site has a good network of paths – including some Public Rights of Way, and is very well used by local walkers and dog walkers. The Potton-Sutton Circular Walk and the North Beds heritage Trail pass through the site.

Tranquillity


Pegnut Wood has, for Central Bedfordshire, a high degree of tranquillity. It is not bordered on any sides by roads, set between arable farm land, paddocks and a golf course. There are no other nearby sources of noise to impact upon the quietness of the site.

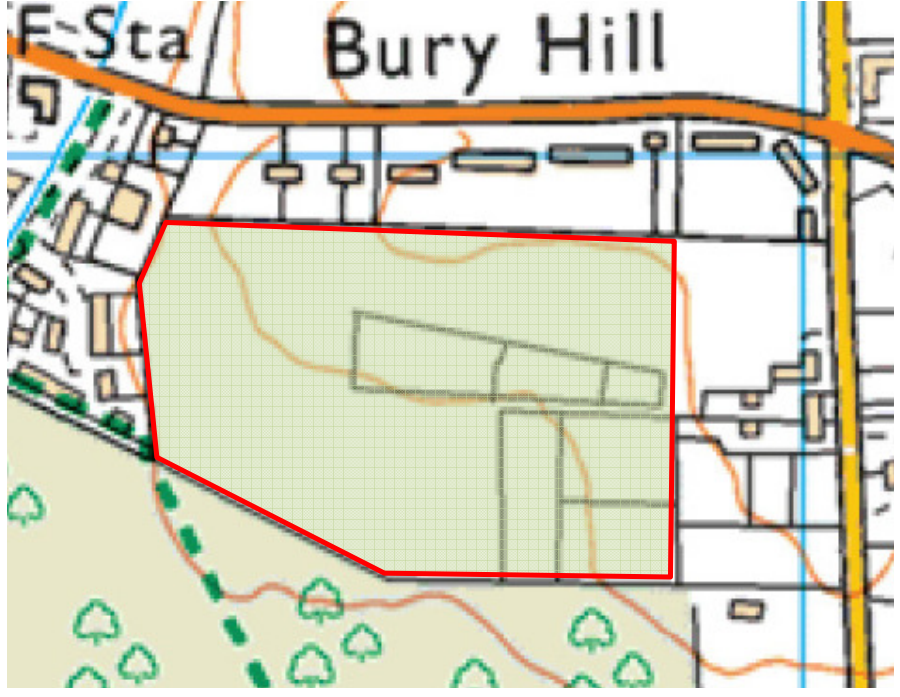
Wildlife


A number of priority bird species are recorded during the breeding season, although no breeding bird surveys have been undertaken that might confirm breeding. Species include: Lesser spotted woodpecker *Dryobates minor*, Bullfinch *Pyrrhula pyrrhula*, Song thrush *Turdus philomelos*, Marsh tit *Poecile palustris* and Cuckoo *Cuculus canorus*.

The wood is also notable for foraging bats, including Serotine *Eptesicus serotinus* and Barbastelle *Barbastella barbastellus*, both important species in the County and unknown *Myotis* species. There are a number of suitable trees within the wood that might also provide valuable roosting and breeding opportunity.

The dead and decaying wood provides important habitat for saproxylic invertebrate fauna and potential nest and roosting opportunity for birds and bats.

	<p>Significant for another reason</p> <p>This site is identified as Aspiration 19 of the Potton GI Plan, to: Increase wildlife value of (Potton Wood and) Pegnut Wood through appropriate habitat management. Appropriate management of banks along Potton Brook will benefit Water voles <i>Arvicola amphibious</i>, creating a continuous link for the species into the Henry Smith site.</p>		
<p>Site Photos</p>			
<p>Not Extensive</p>	<p>Close Proximity</p>	<p>Demonstrably Special/ Locally Significant</p>	<p>Recommend for Designation?</p>
<p>Y</p>	<p>Y</p>	<p>Y</p>	<p>Y</p>

Site Name	Pegnut Wood, north Extension (3)
Site Map	
Site Area	5.6 ha
Site Location	<p>This site is located in the south east corner of the settlement.</p> <p>It immediately adjoins the nearest residential areas and is within 500m of the Town Centre</p>
Site Description	<p>This area is divided in multiple paddocks. It is bordered on 2 sides by housing and lies immediately north of Pegnut Wood, the 2 site sharing a 325m boundary.</p> <p>Beauty</p> <p>The site is considered attractive rather than beautiful.</p> <p>Historical Significance</p> <p>Unknown</p> <p>Recreational Value</p> <p>The site currently has no public access, with the only recreation being associated with the privately owned horses.</p> <p>The site has been identified in the Potton GI Plan as aspirational extension to Pegnut Wood with accessible woodland and grassland areas.</p>

	<p>Tranquillity</p> <p>Although bordered by housing on 2 sides, the site is quiet.</p> <p>Wildlife</p> <p>Managed as a series of paddocks, the wildlife value of the site is relatively low, and is primarily limited to the hedges and woodland forming its boundaries. Used for foraging by Badger <i>Meles meles</i>, and Barn owl <i>Tyto alba</i>, with breeding Song thrush <i>Turdus philomelo</i>.</p> <p>Significant for another reason</p> <p>This site is identified as Aspiration 20 of the Potton GI Plan, to: Extend Pegnut Wood, northwards, with accessible woodland and grassland areas. An extension of the wood provides opportunity to diversify woodland age structure and habitat.</p>		
<p>Site Photos</p>			
<p>Not Extensive</p>	<p>Close Proximity</p>	<p>Demonstrably Special/ Locally Significant</p>	<p>Recommend for Designation?</p>
<p>Y</p>	<p>Y</p>	<p>N</p>	<p>N</p>

Site Name	Potton Quarry (4.)
Site Map	
Site Area	<p>19.8ha</p> <p>This is towards the large size for a LGS; but in the context of Potton and the number of LGS criteria it meets; it is believed that LGS designation is appropriate.</p>
Site Location	<p>This site is located to the north west of the settlement.</p> <p>It lies approx. 500m from the nearest residential area of the town (closer to the Myer's Road Traveller's site) and is within 1,200m of the Town Centre</p>
Site Description	<p>This site is currently a working quarry; although a restoration plan for the site is already being implemented in the eastern part of the site.</p> <p>Beauty</p> <p>The restored portion of the site already has an intrinsic beauty, demonstrating that once fully restored as a grassland/ heathland site with appropriate tree/ shrub planting and wetland features, the whole site will be beautiful.</p> <p>Historical Significance</p> <p>Unknown</p> <p>Recreational Value</p>

The site is surrounded on all sides by Public Rights of Way, offering great views into the site. The emerging Potton Green Wheel will utilise the Public Bridleway along the northern boundary of the site; and viewpoints into the quarry should be provided.

Although the current restoration plan does not include public access within the restored quarry, the potential for this to be provided in the future should be explored.

Tranquillity

Once the quarrying activities have ceased and the area has been restored, it will be a very tranquil site.

Wildlife

The restored site will be a haven for wildlife.

“The overall restoration strategy is to create an environment suitable for nature conversation; encouraging habitats and species that contribute to the habitat network in the Greensand Ridge, being of value both at a local and County-wide level.” June 2016, Restoration Details & Aftercare Scheme

Significant for another reason


This site is identified as Aspiration 22 of the Potton GI Plan, to: Create publicly accessible nature reserve including woodland, heathland, exposed sand banks etc.




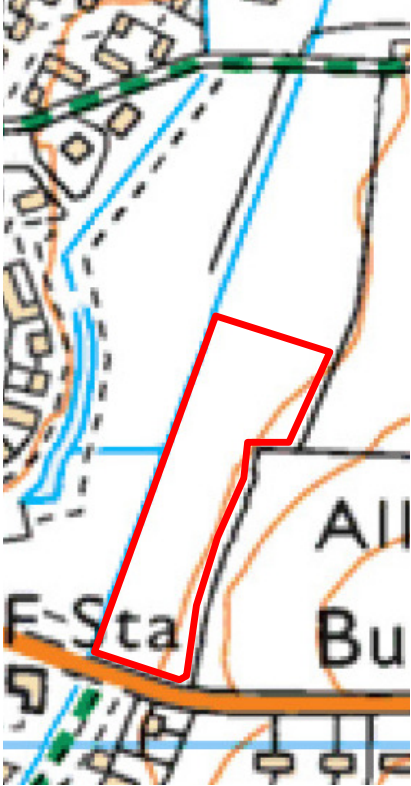
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
Y	Y	Y	Pending


I anticipate that this site will meet LGS designation criteria in the future. However, as it is currently a working quarry, it does not meet the criteria.

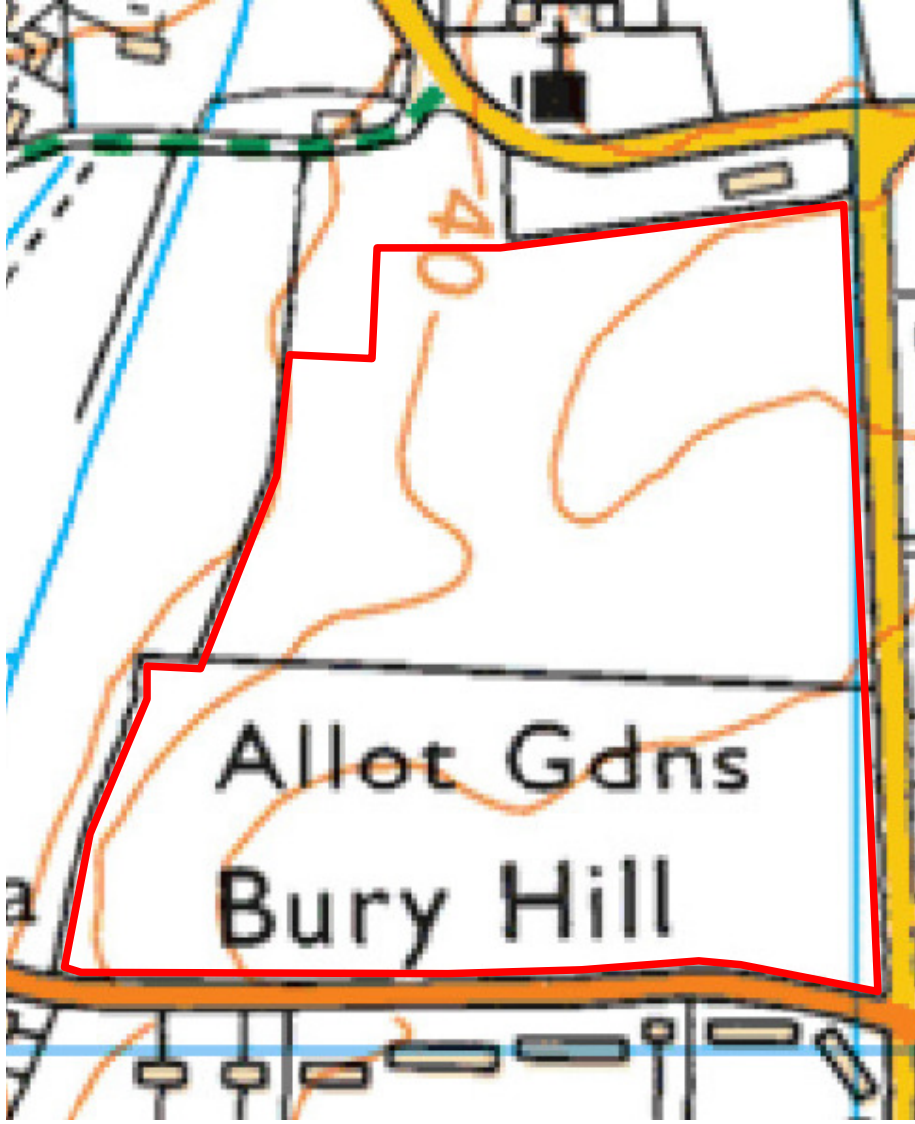
I would recommend identifying this site within the NP as a pending LGS, to be designated when the Neighbourhood Plan is updated and when the site exists as a community amenity space.


Site Name	Deepdale Quarry (5.)
Site Map	
Site Area	18.8ha
Site Location	<p>This site is located to the south west of the settlement.</p> <p>It lies approx. 600m from the nearest significant residential areas and is within 1,200m of the Town Centre</p>
Site Description	<p>This site is an old quarry alongside the disused Bedford – Cambridge railway.</p> <p>Beauty</p> <p>The eastern portion of the site is fully restored and well landscaped/ managed and is considered to have ‘natural’ beauty.</p> <p>The western portion of the site has great potential to become a beautiful site, either through active restoration or natural regeneration.</p> <p>Historical Significance</p> <p>Within this old quarry site, there were the sites of a smaller, older sand pits and a coprolite quarry.</p> <p>There is much debate today about restoring the disused Bedford to Cambridge railway which forms the northern boundary of the site.</p> <p>Recreational Value</p> <p>The site Public Rights of Way along its southern and eastern boundaries, offering great views into the site. The emerging Potton Green Wheel will utilise the Public Bridleway along the southern boundary of the site; and viewpoints into the quarry should be provided.</p> <p>Although the site currently has no public access/ recreation provision; some of it is</p>

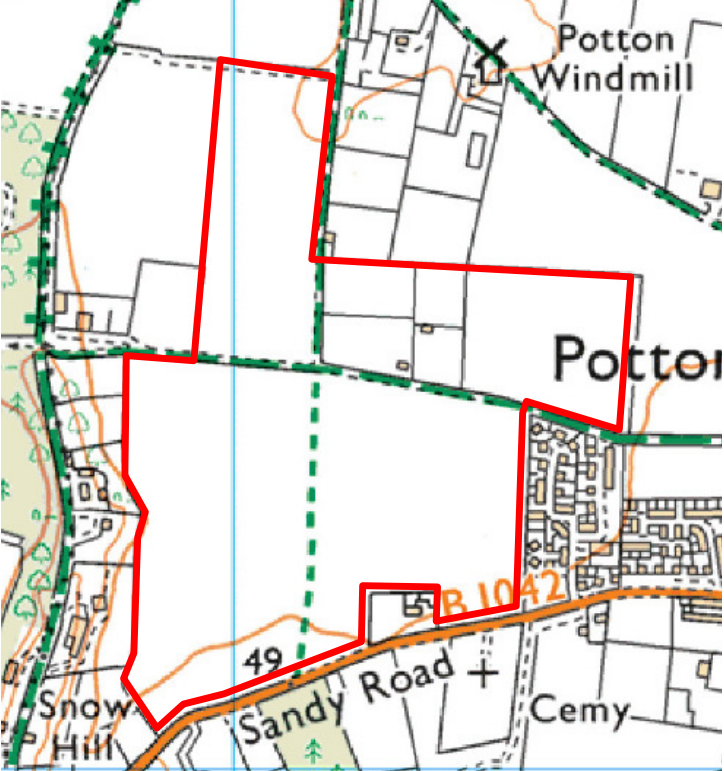
	<p>used privately for off-roading / scrambling activities and may have the potential for public recreation activities to be provided in the future.</p> <p>Tranquillity</p> <p>Having only a small section of the site boundary bordering a road (to the west) this site is very quiet; apart from when it hosts private off-roading / scrambling activities.</p> <p>Wildlife</p> <p>The site provides a mosaic of habitats including, woodland, scrub, grassland, emerging heathland and bare earth. As such it is home to many species of wildlife and provides opportunity to further enhance habitats, including acid grassland which is a local and national priority habitat. It is also inhabited by Common or Viviparous lizard <i>Zootoca vivipara</i>, a protected species under Section 5 of the Wildlife and Countryside Act and listed under Schedule 41 of the NERC Act. Another species of importance is the Roman snail, <i>Helix pomatia</i>. Also protected under Section 5 of the Wildlife and Countryside Act and listed as a Red Data Book Species. The UK holds a significant proportion of the European population of this species which has been recorded a number of times along the south of the site.</p> <p>Bullfinch <i>Pyrrhula pyrrhula</i>, Song thrush <i>Turdus philomelos</i> and Linnet <i>Linaria cannabina</i>, are resident at this site and probably breed. All are red listed species of Conservation Concern and listed on Schedule 41 of the NERC Act 2006.</p> <p>Significant for another reason</p> <p>This site is identified as Aspiration 26 of the Potton GI Plan, to: Manage Deepdale Quarry as an accessible nature reserve</p>		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
Y	Y	Y	Y


Site Name	Land east of Henry Smith Playing Fields (6.)
Site Map	
Site Area	1.3ha
Site Location	<p>This site is located on the eastern side of the settlement.</p> <p>It adjoins the nearest residential areas at Bury Hill and is within 300m of the Town Centre.</p>
Site Description	<p>Beauty</p> <p>This site has the potential to be beautiful, although at present has a slightly un-managed feel. The undeveloped nature of the site allows unobstructed views from the Henry Smith playing fields towards the Bury Hill / church area. These views were designated as important during the GI plan consultation.</p> <p>Historical Significance</p> <p>Unknown</p>


	<p>Recreational Value</p> <p>This site currently has no public access / recreation facility. It does however have the potential to become an extension to the adjacent Henry Smith Playing Field; and could offer a less formal area for quiet recreation.</p> <p>Tranquillity</p> <p>The site is reasonably tranquil.</p> <p>Wildlife</p> <p>The site borders Potton Brook and also features rough grassland and scrub. As such the site supports a range of wildlife and acts as a refuge from the busier Henry Smith playing field opposite. It provides foraging for bats and a variety of birds (see Henry Smith playing field).</p> <p>Geologically and as a habitat, this site and a similar sized privately owned parcel of land to the south, adjacent to Pegnut Wood, are the last remaining examples within the parish of alluvial riverine clays with a peaty surface and part of the Dunton Clay Vale landscape designation in Potton. These areas would have formerly been lowland wet grassland and grazing pasture and now with a future potential for restoration to flower rich grassland. A similar area parallel to Potton Brook, planted with trees and forming part of Sheepbridge Wood, can be found north of the town.</p> <p>Significant for another reason</p> <p>This site is identified in the Potton GI Plan as Aspiration 4, to: Create a wildlife corridor with wetland features, east of Potton Brook, between Bury Hill and Church Causeway</p>		
<p>Site Photos</p>			
<p>Not Extensive</p>	<p>Close Proximity</p>	<p>Demonstrably Special/ Locally Significant</p>	<p>Recommend for Designation?</p>
<p>Y</p>	<p>Y</p>	<p>Y</p>	<p>Y</p>

Site Name	Land west of Sutton Road (7.)
Site Map	
Site Area	10.2ha
Site Location	The site is located to the East of the settlement . It lies between the north side of Bury Hill and West of Sutton Road.
Site Description	<p>This site is a large arable field, surrounded by gappy hedges. Roads form the southern and western boundaries.</p> <p>Beauty</p> <p>Although there are attractive views of the church and town from the site,</p>

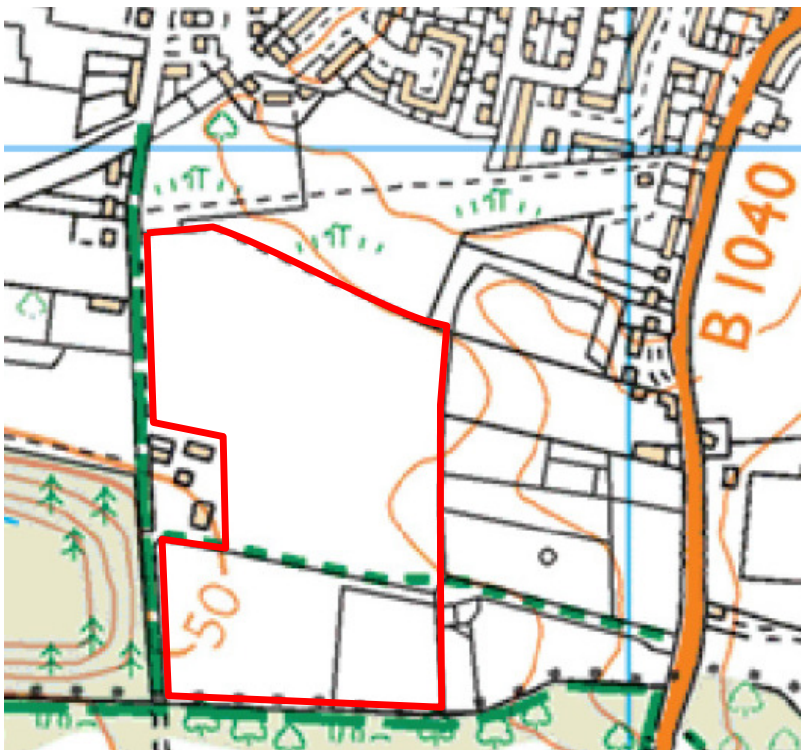
	<p>the site itself is not intrinsically beautiful</p> <p>Historical Significance</p> <p>Unknown</p> <p>Recreational Value</p> <p>The site has no public access or recreational activities/ facilities.</p> <p>Tranquillity</p> <p>Although not 'noisy', the site is bordered by roads on 2 sides. The north western areas of the site, away from the roads, are the quietest.</p> <p>Wildlife</p> <p>As an arable field, with only sparse boundary hedges, the site currently has little wildlife value. There is potential for this to be improved floristically in a grass-scrub mosaic particularly benefiting for a range of invertebrates including pollinators. Any habitat enhancement would require consideration of the current sightlines and views (see below)</p> <p>Significant for another reason</p> <p>This site is identified as Aspiration 23 of the Potton GI Plan, to: Create accessible GI land west of Sutton Road. It also provides excellent views toward St Marys Church.</p>		
<p>Site Photos</p>			
<p>Not Extensive</p>	<p>Close Proximity</p>	<p>Demonstrably Special/ Locally Significant</p>	<p>Recommend for Designation?</p>
<p>Y</p>	<p>Y</p>	<p>N</p>	<p>N</p>


Site Name	Aspiration 24 – Land to north and south of Old Bedford Road (8.)
Site Map	
Site Area	26.4ha
Site Location	<p>This site is located to the west of the settlement. To the west is the vale of Deepdale, beyond which is land owned by the RSPB, and forms the fringe of the 'Lodge' RSPB reserve.</p> <p>It adjoins the nearest residential areas at Langley Gardens / Nursery Close and is within 1,200m of the Town Centre.</p>
Site Description	<p>This site is formed of a number of arable fields and a few small pony paddocks.</p> <p>Beauty</p> <p>Although the site provides attractive views of wider countryside, the site itself is not intrinsically beautiful.</p> <p>Historical Significance</p> <p>Unknown</p> <p>Recreational Value</p> <p>Public Rights of Way pass through this site. These routes will form part</p>


	<p>of the emerging Potton Green Wheel, either as ‘spokes’ or the main ‘rim’). This area is very popular with cyclists, horse riders, walkers, for exercising dogs and is heavily used.</p> <p>This area could contribute toward Pottons’ deficit of open space, sport and recreational need identified in a 2008 report by Ashley Godfrey Associates.</p> <p>Tranquillity</p> <p>Although Sandy Road forms the southern boundary of the site, the northern parts of the site are relatively quiet.</p> <p>Wildlife</p> <p>As open fields with little hedging/ trees, the site appears to have little wildlife value. However, a small number of Skylark <i>Aluda arvensis</i> breed, along with the occasional Yellow wagtail <i>Montacilla flava</i>. Both listed in Section 41 of the NERC Act 2006 and red listed as Birds of Conservation Concern. Hedges at the west of the site, adjacent to the Old Bedford Road path and to the south east adjacent to B1042 Sandy Road contain Elm <i>Ulmus spp</i> which, along with Cherry plum <i>Prunus cerasifera</i>, is a locally distinctive species of hedges in this part of Potton. The former is the larval food plant of the Red Data moth White spotted pinion <i>Cosmia diffinis</i> and the declining White letter hairstreak <i>Satyrrium w-album</i> butterfly, both of which are known to occur within 0.5km of here.</p> <p>Significant for another reason</p> <p>This site is identified as Aspiration 24 of the Potton GI Plan, to: Manage area to north and south of Old Bedford Road as accessible acid grassland site, which is a local and national priority habitat</p>		
<p>Site Photos</p>			
<p>Not Extensive</p>	<p>Close Proximity</p>	<p>Demonstrably Special/ Locally Significant</p>	<p>Recommend for Designation?</p>
<p>N</p>	<p>Y</p>	<p>N</p>	<p>N</p>


Site Name	'Hall for All' greenspace (9.)
Site Map	 <p data-bbox="415 1024 1003 1056">Indicative – final site map not yet seen by BRCC</p>
Site Area	Approx. 2.0 – 2.5ha
Site Location	<p data-bbox="415 1138 1011 1169">This site is located to the south of the settlement.</p> <p data-bbox="415 1188 1281 1251">It adjoins the new residential estate off Biggleswade Road and is within 350m of the Town Centre.</p>
Site Description	<p data-bbox="415 1281 1295 1375">This site is a small area of amenity land to be created in association with a Community Hall, related to a development site currently under construction.</p> <p data-bbox="415 1402 509 1434">Beauty</p> <p data-bbox="415 1455 1230 1486">The site will be created to be an attractive community green space.</p> <p data-bbox="415 1562 711 1593">Historical Significance</p> <p data-bbox="415 1617 532 1648">Unknown</p> <p data-bbox="415 1671 662 1703">Recreational Value</p> <p data-bbox="415 1724 1295 1860">The site will be created as a community greenspace, providing informal recreation and education opportunities. It could contribute toward Pottons' deficit of open space, sport and recreational need identified in a 2008 report by Ashley Godfrey Associates.</p>

	<p>Tranquillity</p> <p>The site is immediately adjacent to the proposed Community Hall and new housing estate; and although will not be 'noisy', will probably not be tranquil either.</p> <p>Wildlife</p> <p>Potton Brook, forms the eastern boundary of the site; and a community orchard will be planted with locally appropriate fruit trees. The Brook has potential for restoration to improve habitat opportunity for Water voles <i>Arvicola amphibious</i>. The area is also important for foraging bats. The plans for the green space to provide flower rich grassland will benefit opportunities for pollinators and other invertebrates. Prior to development, a poorly executed attempt was made to move Common or Viviparous lizard <i>Zootoca vivipara</i>, from the development site to this area. Optimistically, animals may still be present and plans for the site include provision of suitable habitat and hibernacula.</p> <p>Significant for another reason</p> <p>This site is identified as Aspiration 27 of the Potton GI Plan, to: Create new community green space and orchard adjacent to Potton Brook.</p> <p>Site of a former bridge crossing for which reinstatement is being sought as part of the GI Plan aspirations and Green Wheel, albeit not necessarily in its exact former location.</p>		
Site Photos	Site currently not accessible: no photo's available.		
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
Y	Y	Y	Pending
<p><i>I anticipate that this site will meet LGS designation criteria in the future, but as it does not currently exist as a community amenity space, it is not possible to designate it now.</i></p> <p><i>I would recommend identifying this site within the NP as a pending LGS, to be designated when the Neighbourhood Plan is updated and when the site exists as a community amenity space.</i></p>			

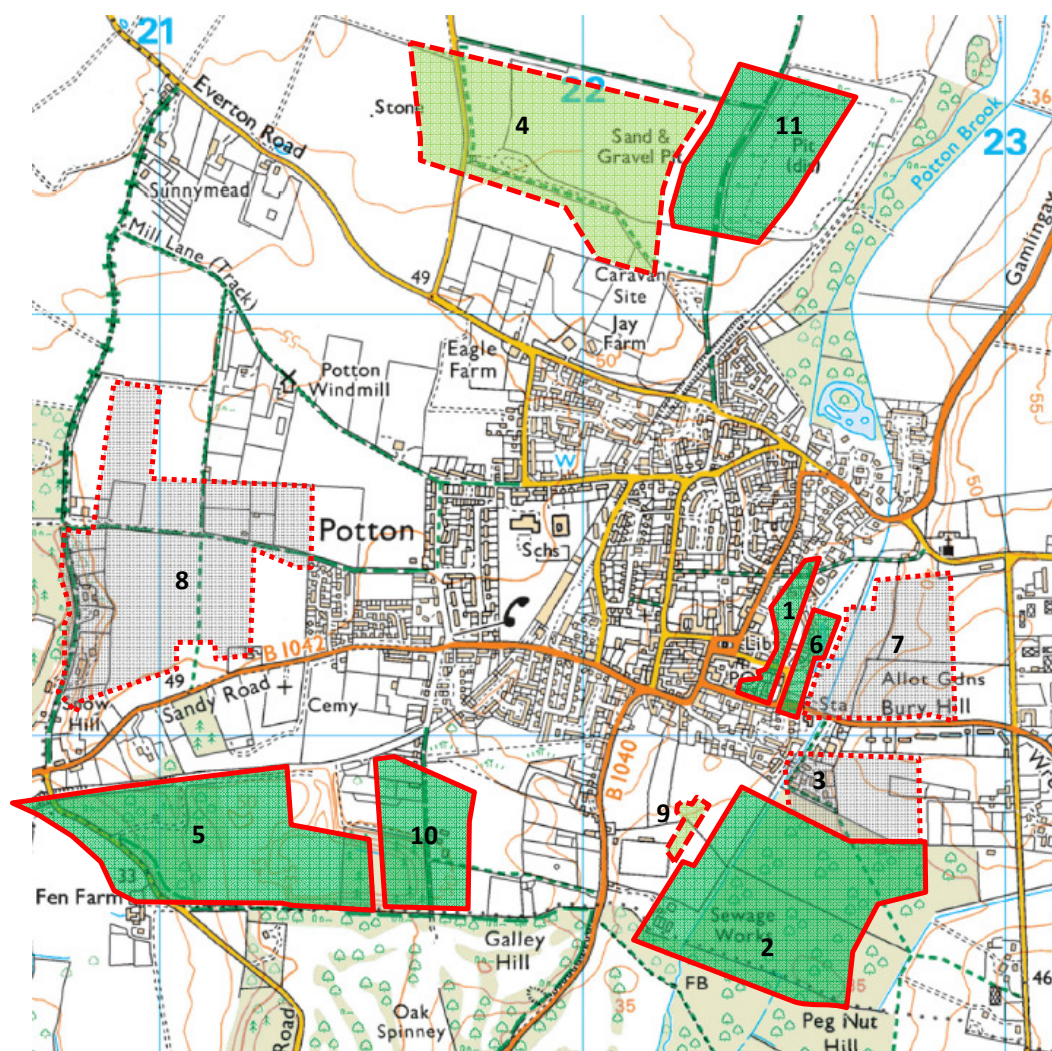
Site Name	Land east of Sutton Mill Road (10.)
Site Map	 <p>This area is smaller than that initially proposed within the GI Plan as</p> <ul style="list-style-type: none"> a) The land to the north has already been allocated / approved for housing development, and b) The land to the east has now (Jan 2018) been granted planning permission, on appeal.
Site Area	6.42ha
Site Location	<p>This site is located to the south of the settlement.</p> <p>It adjoins allocated / consented residential areas to the north and east; and is within 650m of the Town Centre.</p>
Site Description	<p>This site is comprised of horse paddocks and a larger grass field.</p> <p>Beauty</p> <p>The undulating nature of the land, together with the views of the town to the north east, the trees/ golf course to the south, and Deepdale quarry to the west, make this an attractive site.</p> <p>Historical Significance</p> <p>Unknown</p>

	<p>Recreational Value</p> <p>The site has a Public Footpath passing through it, and a Public Bridleway along its southern boundary. This Bridleway will form part of the emerging Potton Green Wheel.</p> <p>The site currently has no other recreational facilities. However, with new housing planned to the north and the east, there is likely to be significant local demand for informal recreation opportunities. It could contribute toward Pottons' deficit of open space, sport and recreational need identified in a 2008 report by Ashley Godfrey Associates.</p> <p>Tranquillity</p> <p>The site is well away from any roads and at present would be described as tranquil. This tranquillity will be reduced to a degree as the adjoining housing is built; however, with no 'through roads' being created, the site should remain relatively quiet.</p> <p>Wildlife</p> <p>The area comprises mostly rough grassland of principle importance to common grassland butterfly species which are of local amenity value and contribute toward a locally important butterfly assemblage in the vicinity. It also supports a range of orthoptera species while the boundaries provide forage for bats</p> <p>Significant for another reason</p> <p>This site is identified as Aspiration 28 of the Potton GI Plan, to: Manage area, east of Sutton Mill Road, as an accessible nature reserve / amenity area with nature value of acid grassland which is a local and national priority habitat. There is also a need to mitigate for the potential loss of valuable grass-scrub habitat at the north of the site, which may happen as a result of future housing developments.</p>		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
Y	Y	Y	Y

Site Name	Disused Quarry (east of Potton Quarry) (11.)
Site Map	
Site Area	11.3ha
Site Location	<p>This site is located to the north of the settlement.</p> <p>It lies east of the currently active Potton Quarry, and west of the discussed Potton-Gamlingay railway.</p>
Site Description	<p>This former quarry site consists of a flat area of open grassland at the base of steep, tree-covered banks.</p> <p>Beauty</p> <p>The scrubby grassland and woodland background make this a beautiful site.</p> <p>Historical Significance</p> <p>Unknown</p> <p>Recreational Value</p> <p>The site has a Public Rights bridleway forming its western boundary, and has an accessible woodland to the east. The emerging Potton Green Wheel will utilise this Public Bridleway, with this site being a valuable GI asset along the route of the Green Wheel.</p> <p>Tranquillity</p> <p>The site is well away from any roads and is generally tranquil (apart from</p>

	<p>occasional unauthorised motorbike use).</p> <p>Wildlife</p> <p>The site provides a mosaic of habitats including, woodland, scrub, grassland, emerging heathland and bare earth. As such it is home to many species of wildlife and provides opportunity to further enhance habitats, including acid grassland which is a local and national priority habitat.</p> <p>Significant for another reason</p> <p>This site is identified as part of Aspiration 22 of the Potton GI Plan, to: Create publicly accessible nature reserve including woodland, heathland, exposed sand banks etc.</p>		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
Y	Y	Y	Y

Final Proposed Local Green Space Designations



Sites assessed and proposed for LGS Designation in 2018

- | |
|---|
| 1. Henry Smith Playing Fields |
| 2. Pegnut Wood |
| 5. Deepdale Quarry |
| 6. Aspiration 4 – Land east of Henry Smith Playing Fields |
| 10. Aspiration 28 – Land east of Sutton Mill Road |
| 11. Disused Quarry (east of Potton Quarry) |

Sites assessed and proposed for LGS Designation at a later date (as part of a Neighbourhood Plan update)

- | |
|--|
| 4. Potton Quarry |
| 9. Aspiration 27 – ‘Hall for All’ greenspace |

Sites assessed and considered to not meet LGS criteria

- | |
|--|
| 3. Pegnut Wood north extension |
| 7. Aspiration 23 – Land west of Sutton Road |
| 8. Aspiration 24 – Land to north and south of Old Bedford Road |

This assessment has been undertaken by Cliff Andrews, BRCC's Supporting Communities Manager & Green Infrastructure Team Leader.

Site visits were undertaken during January and February 2018.

Additional information was obtained from the Potton Green Infrastructure Plan and members of the Potton Neighbourhood Plan Steering Group.

Cliff Andrews

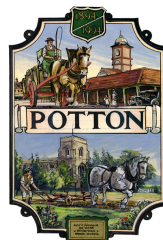
February, 2018.



Potton

Green Infrastructure Plan

August 2010



POTTON'S GREEN INFRASTRUCTURE PLAN

Introduction:

Potton's Green Infrastructure (GI) Plan is part of a programme of 20 parish and town GI plans across the area funded by Central Bedfordshire Council and facilitated by Bedfordshire Rural Communities Charity, the Greensand Trust and the Marston Vale Trust.

BRCC was asked by Central Bedfordshire Council to assist in the production of the GI plans as it is a charity that works with local communities and landowners to conserve and enhance the landscape, wildlife and history in this area. At the heart of BRCCs work is the belief that the best results are achieved by empowering local communities, giving them a say in issues that affect them. BRCC has over 50 years experience of community development support and facilitating community consultation; and has nearly 20 years experience of planning and delivering green infrastructure projects in east Bedfordshire.

What the plan shows

The community green infrastructure plan shows information about the existing environment, and identifies aspiration and proposals from community members to enhance the local green infrastructure. These aspirations and proposals include priorities to maintain existing assets, enhance or restore existing assets, and create new green infrastructure. The information is shown on a map, which identifies both existing green infrastructure, and aspirations for improving the green infrastructure network. The plan as a whole is based on a robust approach to making and implementing a high quality green infrastructure network for the existing and future residents of [town or parish name]. It should be acknowledged that not all of the aspirations identified will be delivered, because there are many other influencing factors, such as the views of landowners, existing planning permissions and allocations, potential future land use allocations and the cost of enhancements. The value of the plan lies in the fact that it has been produced by local residents for their own community.

How the plan fits with other green infrastructure plans

The plan can be used for individual towns or parishes, to show the local communities views on their local environment, and how they would like to see it enhanced. However, the plan has been produced as part of a programme of parish and town green infrastructure plans across Central Bedfordshire. In addition, there are other green infrastructure plans at different scales, namely a county level green infrastructure plan covering Bedfordshire and Luton and 'district' level plans Mid Bedfordshire and Luton and Southern Bedfordshire.

How the community green infrastructure plans fit with the strategic and district green infrastructure plans

The community green infrastructure plans complement, but do not necessarily completely reflect the strategic and district green infrastructure plans. All GI planning is derived from the same GIS-based information, albeit at different scales. The important difference is that district and strategic GI plan aspirations are drawn from a process of integrating multiple aspirations from different professional stakeholders, while community GI plans reflect purely the aspirations of the relevant community. Much of the time the local aspirations fit within the broader, more strategic aspirations of other GI plans, but occasionally they will not – often because the local community are not aware of broader strategic aspirations. This is neither a problem nor a flaw, but does point to the importance of dialogue between the strategic and local levels.

How the plan fits with other community green infrastructure plans

The spatial scope of the plans broadly covers the administrative area of one town or parish council. However, the way that the local environment is used is not bounded by these administrative delineations, and in some cases, important aspirations and assets have been identified by communities outside their own administrative boundary. These aspirations may or may not be shared by communities from the adjacent town or parish. In parishes without a community GI plan, assets or aspirations may have been identified by an adjacent parish. These cannot be considered comprehensive, and have not necessarily been endorsed or agreed. Neither can a lack of assets or aspirations identified through an adjoining plan be implied to suggest that there are no important assets or aspirations to improve the local area.

How the plan can be used

By the community

The plan identifies what is important to the community, and what they would like to see improved to enhance the green infrastructure network. The plan can be used to support funding bids, to help communities make important improvements to their local environment. They can also provide a snapshot of the local environment.

By the Local Planning Authority

The plan is not a tool to prevent development, but it can inform planning decisions. The plan identifies what the community values in the local environment, and how it can be improved. This information can be used in pre-application discussions with developers, and to help evaluate submitted planning applications. The plan can also identify where financial benefits from development could be directed.

By developers

The plan identifies what is important in the local environment, and aspirations that the community has to improve the environment. Developers can use this information to identify important assets and aspirations for improvement, and consider how these could be integrated with, and delivered through, development proposals.

Endorsement by Potton Town Council:

Potton Town Council is happy to endorse this Green Infrastructure Plan, which has been produced by current residents of Potton, for this and future generations. In endorsing this Plan, the Town Council confirms its support for the concept of GI Planning and the methodology used to produce the Plan. In addition, the Town Council will seek to be an active partner in the delivery of this Plan, leading and assisting the implementation of those actions which fall into the remit and plans of the Council. The Town Council will regularly review the Plan, reporting to the community activity undertaken and planned, both by the Council and others, towards implementing the Plan.

Endorsement by Central Bedfordshire Council:

Central Bedfordshire Council recognises the need to provide a framework for green infrastructure provision in the District to meet the needs of existing and new residents and help create sustainable communities. In 2008, Mid Beds District Council produced a district-wide GI plan which has informed the Local Development Framework (LDF) Core Strategy and other Local Development Documents. The production of this parish-level GI Plan for Potton gives added detail and together with the views of local people adds value to, and compliments, the Mid Beds District GI Plan and the Strategic GI Plan for Bedfordshire and Luton which was produced in 2007. All levels of GI Plan, including this Potton GI Plan, will be used by the Authority in considering development proposals and assisting with the creation of green infrastructure assets.

Support from BRCC:

BRCC will support the community of Potton in implementing this Plan where appropriate and feasible, providing advice, support in securing funding and leading practical works.

Definition of Green Infrastructure

Green Infrastructure is the network of green spaces, access routes, wildlife habitats, landscapes and historic features which provide:

- a healthy and diverse environment
- attractive places to live and visit
- a good quality of life
- a sustainable future

Green infrastructure assets include:

- Accessible Greenspace
- Country parks

- Green corridors
- Urban parks and gardens

- Habitats for wildlife including nature reserves, Sites of Special Scientific Interest and County Wildlife Sites.

- Historic parks and gardens and historic landscapes

- Scheduled Ancient Monuments

- Waterways and water bodies, including flooded quarries

- Public rights of way and cycleways

- Allotments
- Children's play space
- Formal sports facilities
- Cemeteries

It is important to plan the green infrastructure network in the same way that we plan other networks and facilities, so that we can safeguard and enhance the environment and meet the needs of a wide range of people, both now and in the future. Green infrastructure also provides social and economic benefits, including:

- Places that can be used as a focus for community activity and events
- Opportunities to keep fit and healthy
- Helps support the local economy, including village shops, pubs and B&Bs
- Links between town and country helping people in rural areas access facilities
- Helps reduce the use of cars

Aim of this Plan:

To identify the key existing natural, historic, cultural and landscape assets, accessible greenspace and rights of way and to plan new features that will provide a connected network of green infrastructure for the benefit of present and future generations.

Objectives

To create a comprehensive document that will assist the local community to:

- Protect and where possible enhance the landscape, biodiversity and the historic environment
- Improve access and links for people and wildlife
- Provide a multi functional green infrastructure network
- Provide a source of information and guidance for planners, landowners and developers in formulating land use plans
- Promote community involvement
- Identify projects and produce an action plan to implement projects.

Methodology & Community Involvement

A methodology for the production of Parish Green Infrastructure Plans was developed in 2007 and 2008 by the PGIP Working Group and endorsed by the Beds & Luton Green Infrastructure Consortium. This standard methodology was adopted by Central Bedfordshire Council to produce their 20 commissioned GI Plans.

Common to all 20 of the GI Plans were two community workshops, to which local stakeholders and the wider community were invited. At the first workshop, a map pack summarising all of the information currently known about the parish's GI assets was presented; and consultees were asked to use this information to identify aspirations for enhancing and adding to the existing local GI. At the second workshop, these aspirations were reviewed, added to and prioritised.

Over 30 individual consultees, including representatives of at least 7 community groups took part in at least one of the above activities. Of these:

60% were male: 40% were female

5% were under 24; 45% were aged 25-59; 50% were over 60

Only 10% had been residents of Pottton less than 10 years; whereas 50% had lived in the parish for more than 25 years.

The consultation activities in Pottton were undertaken in Spring 2009.

Green Infrastructure Themes:

Green Infrastructure is composed of 5 themes; landscape, history, biodiversity, access and open space. These themes are presented separately to enable the different elements of GI to be considered both individually in detail and as part of the integrated GI network.

The Living Networks pack of maps identify the existing GI assets for each of the above themes. The Living Network maps for Potton can be viewed in Appendix 1.

PPG17 study:

In 2008 Ashley Godfrey Associates carried out an assessment of the open space, sport and recreational needs of the former Mid Bedfordshire district, following guidelines set out by the Government in Planning Policy and Guidance Note 17 (PPG17). This study looked at where existing open spaces are located and where deficiencies exist. It will help inform future decisions on the location, size and type of open spaces provided. Within the 'open space' category, the following types are relevant to this study in terms of needs and deficiencies:

- Country Parks – typically comprise a large area of land providing a mix of habitats and settings. Less formal than an urban park, but typically including facilities such as car parking, visitor centre, toilets, cafe, interpretation and signage;
- Natural & Semi-Natural Greenspaces – areas of woodland, heathland, meadows, marsh, ponds & lakes, chalk grassland managed for their nature conservation value and benefits;
- Amenity Greenspace – landscaped areas with no designated specific use, providing visual amenity or separating buildings or land uses;
- Informal Recreation Space – areas providing opportunities for people to engage in activities such as walking, cycling, horse riding, dog walking, enjoying nature and informal play.

Potton is located within area considered to be deficient in Country Park, Natural and Semi-Natural Greenspace and Amenity Greenspace provision.

In terms of Informal Recreation Space, Potton was considered to be deficient by 6.5ha. The study recommended provision of at least three new Informal Recreation Spaces for Potton.

In addition, the study also looked at provision of allotments and community gardens, and found that in the eastern-sub area, within which Potton is located, there is a significant deficiency of these spaces.

The Mid Bedfordshire GI Plan:

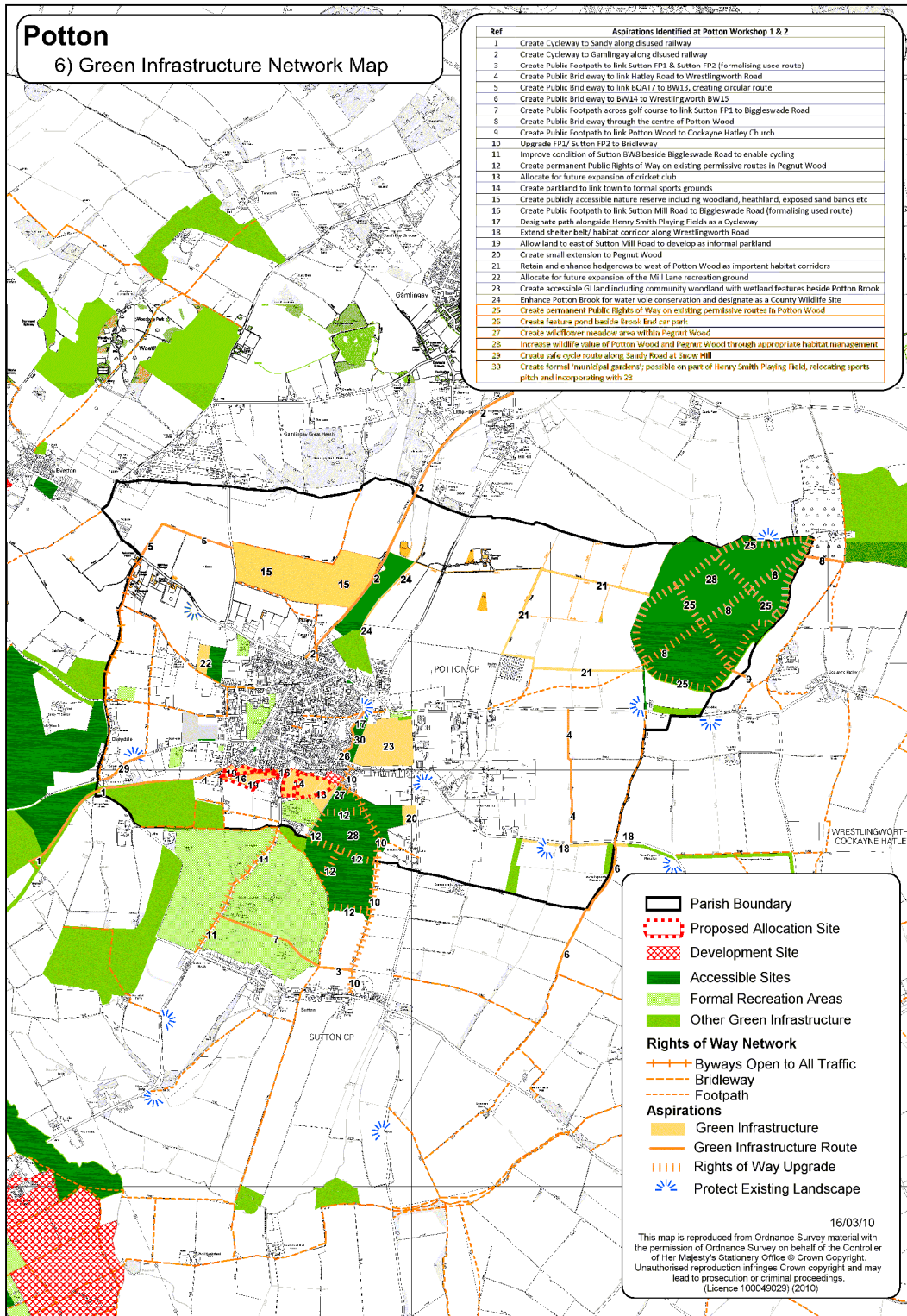
The Mid Bedfordshire GI Plan identifies a network for protecting and enhancing GI across the whole of the former Mid Beds District. This Network is broken down into a series of 'areas', each with an 'Action List' of potential projects to help deliver the Network.

Potton is in the Ivel Valley area of the Green Infrastructure Network identified in the Mid Beds GI Plan. The Plan identifies no projects specific to Potton, but the potential Green Wheels identified for Biggleswade and Sandy would provide local access and recreation opportunities for Potton residents.

The Mid Beds GI Plan will be reviewed in late 2011. This Parish GI Plan, along with the range of others commissioned at the same time across the former Mid and South Beds areas over the last few years, will be used to inform any future revision.

GI Plan Map

The following map illustrates the aspirations identified by the community of Potton for the future provision and enhancement of their Green Infrastructure.



In the map above, 'Proposed Allocation Sites' identify where future development (housing and/ or employment) is considered appropriate. Where such sites overlap with identified GI aspirations, consideration should be given to a) whether the aspiration(s) can be delivered as part a potential built development, or b) whether an alternative location for the aspiration(s) can be found. Such developments may contribute, either financially or through direct works, to the implementation of GI aspirations.

The table in the above map is shown below for clarity, with each numbered aspiration relating to a point on the map.

GI Plan Aspirations

ref	Aspirational GI Enhancements
1	Create Cycleway to Sandy along disused railway
2	Create Cycleway to Gamlingay along disused railway
3	Create Public Footpath to link Sutton FP1 & Sutton FP2 (formalising used route)
4	Create Public Bridleway to link Hatley Road to Wrestlingworth Road
5	Create Public Bridleway to link BOAT7 to BW13, creating circular route
6	Create Public Bridleway to BW14 to Wrestlingworth BW15
7	Create Public Footpath across golf course to link Sutton FP1 to Biggleswade Road
8	Create Public Bridleway through the centre of Potton Wood
9	Create Public Footpath to link Potton Wood to Cockayne Hatley Church
10	Upgrade FP1/ Sutton FP2 to Bridleway
11	Improve condition of Sutton BW8 beside Biggleswade Road to enable cycling
12	Create permanent Public Rights of Way on existing permissive routes in Pegnut Wood
13	Allocate for future expansion of cricket club
14	Create parkland to link town to formal sports grounds
15	Create publicly accessible nature reserve including woodland, heathland, exposed sand banks etc
16	Create Public Footpath to link Sutton Mill Road to Biggleswade Road (formalising used route)
17	Designate path alongside Henry Smith Playing Fields as a Cycleway
18	Extend shelter belt/ habitat corridor along Wrestlingworth Road

19	Allow land to east of Sutton Mill Road to develop as informal parkland
20	Create small extension to Pegnut Wood
21	Retain and enhance hedgerows to west of Potton Wood as important habitat corridors
22	Allocate for future expansion of the Mill Lane recreation ground
23	Create accessible GI land including community woodland with wetland features beside Potton Brook
24	Enhance Potton Brook for water vole conservation and designate as a County Wildlife Site
25	Create permanent Public Rights of Way on existing permissive routes in Potton Wood
26	Create feature pond beside Brook End car park
27	Create wildflower meadow area within Pegnut Wood
28	Increase wildlife value of Potton Wood and Pegnut Wood through appropriate habitat management
29	Create safe cycle route along Sandy Road at Snow Hill
30	Create formal 'municipal gardens'; possible on part of Henry Smith Playing Field, relocating sports pitch and incorporating with 23
	<u>General Comments</u>
	Promote the planting of trees within the town
	Provide more benches on walking routes
	Ensure existing allotment site is protected

Priorities:

At each of the consultation events, participants were asked to indicate which of the aspirations put forward they considered to be priorities. A summary of the initial priorities was presented to the final workshop, whose attendees then participated in a more formal prioritising exercise.

The following aspirations were identified as the priorities, with the most popular aspirations listed first:

ref	Priority aspirations, listed in order of highest priority first
	Priority 1
1	Create Cycleway to Sandy along disused railway
	Priority 2 -
2	Create Cycleway to Gamlingay along disused railway
	Priority 3
12	Create permanent Public Rights of Way on existing permissive routes in Pegnut Wood
	Priority 4
23	Create accessible GI land including community woodland with wetland features beside Potton Brook
	Priority 5
30	Create formal 'municipal gardens'; possible on part of Henry Smith Playing Field, relocating sports pitch and incorporating with 23
	Priority 6
28	Increase wildlife value of Potton Wood and Pegnut Wood through appropriate habitat management

Action Plan

The table below outlines, where currently identified, organisations to lead and support the implementation of aspirations and indicates possible timescales.

	Green Infrastructure Proposals	Possible lead partner	Other possible partners	Timescale	Additional comments
1	Create Cycleway to Sandy along disused railway	RoW	BRCC PTC STC		Community Priority
2	Create Cycleway to Gamlingay along disused railway	RoW	BRCC PTC GPC		Community Priority
3	Create Public Footpath to link Sutton FP1 & Sutton FP2 (formalising used route)	RoW P3			
4	Create Public Bridleway to link Hatley Road to Wrestlingworth Road	RoW P3			
5	Create Public Bridleway to link BOAT7 to BW13, creating circular route	RoW P3			
6	Create Public Bridleway to BW14 to Wrestlingworth BW15	RoW P3			
7	Create Public Footpath across golf course to link Sutton FP1 to Biggleswade Road	RoW P3 JO'GGC			
8	Create Public Bridleway through the centre of Potton Wood	RoW P3	FC		
9	Create Public Footpath to link Potton Wood to Cockayne Hatley Church	RoW P3	FC		
10	Upgrade FP1/ Sutton FP2 to Bridleway	RoW P3			

11	Improve condition of Sutton BW8 beside Biggleswade Road to enable cycling	HW RoW			
12	Create permanent Public Rights of Way on existing permissive routes in Pegnut Wood	RoW	Co-op		Community Priority
13	Allocate for future expansion of cricket club	PTC PCC			
14	Create parkland to link town to formal sports grounds	PTC			
15	Create publicly accessible nature reserve including woodland, heathland, exposed sand banks etc				
16	Create Public Footpath to link Sutton Mill Road to Biggleswade Road (formalising used route)	RoW P3			
17	Designate path alongside Henry Smith Playing Fields as a Cycleway	RoW PTC			
18	Extend shelter belt/ habitat corridor along Wrestlingworth Road				
19	Allow land to east of Sutton Mill Road to develop as informal parkland				
20	Create small extension to Pegnut Wood				
21	Retain and enhance hedgerows to west of Potton Wood as important habitat corridors				
22	Allocate for future expansion of the Mill Lane recreation ground	PTC			
23	Create accessible GI land including community woodland with wetland features beside Potton Brook	PTC	BRCC		Community Priority

24	Enhance Potton Brook for water vole conservation and designate as a County Wildlife Site	BRCC			
25	Create permanent Public Rights of Way on existing permissive routes in Potton Wood	RoW FC	P3		
26	Create feature pond beside Brook End car park		BRCC		
27	Create wildflower meadow area within Pegnut Wood	Co-op	BRCC		
28	Increase wildlife value of Potton Wood and Pegnut Wood through appropriate habitat management	FC	BRCC		Community Priority
29	Create safe cycle route along Sandy Road at Snow Hill	HW			
30	Create formal 'municipal gardens'; possible on part of Henry Smith Playing Field, relocating sports pitch and incorporating with 23	PTC			Community Priority
<u>General Comments</u>					
	Promote the planting of trees within the town	PTC			
	Provide more benches on walking routes	PTC	BRCC P3		
	Ensure existing allotment site is protected	PTC			

PTC Potton Town Council

BRCC Beds Rural Community Charity

CBC Central Bedfordshire Council

P3 Potton P3 Group

RoW Rights of Way (CBC)

Hw Highways (CBC)

STC	Sandy Town Council
GPC	Gamlingay Parish Council
JO'GGC	John O'Gaunt Golf Course
FC	Forestry Commission
PCC	Potton Cricket Club

Appendix 1 (GI Plan 2010) – Living Network Parish Map Pack:

Background information on GI themes used at consultation workshops to inform discussion and aspiration identification.

1) Context Map

This map shows the parish boundary and how the parish relates to neighbouring communities.

2) Landscape Map

The landscape map shows the position of contours within your parish. It also has the areas at risk from a 1% chance flood from a river marked. Contours and flood zones can be useful when creating green infrastructure corridors. The small 3D map shows how the topography of Potton relates to the rest of Bedfordshire.

3) Biodiversity Map

This map shows the location of designated sites, important habitats and opportunities to enhance wildlife in Potton. County Wildlife Sites (CWS) are sites that have been recognized as important for wildlife when assessed against a set of criteria. The selection guidelines consider aspects of the site such as size, diversity, rarity, fragility, typicalness and recorded history. Designation as a CWS does not confer protection on the site, or right of access, however for any significant change of land use the planning authorities will expect the wildlife interest to be taken into account alongside other normal planning considerations. Local conservation organisations may comment on planning applications that could affect a CWS. Roadside Nature Reserves are designated verges where it is desirable and possible to protect and manage important wildlife interest without compromising road safety.

There are also other sites within the parish which are important for wildlife. Green infrastructure planning can help to link or buffer existing wildlife sites, providing them with increased protection from harmful activities and making their wildlife populations more sustainable. The Biodiversity Network suggests where this could be most beneficial. If you would like further information or advice about the wildlife in your parish, please contact either Central Bedfordshire Council Ecologist, Liz Anderson (Tel: 0300 300 4869 or Email: elizabeth.anderson@centralbedfordshire.gov.uk) or The Wildlife Trust (Tel: 01234 364213 or Email: bedfordshire@wildlifebcnp.org). The Bedfordshire and Luton Biodiversity Recording and Monitoring Centre (BRMC) has a wealth of records about the species seen in your parish and is beginning to compile habitat data. If you would like to access this resources please contact them (Tel: 01234 355435 or Email: brmc@bedsbionet.org.uk).

4) Historic Environment Map

A variety of historic sites are shown on this map. Integrating these sites into green infrastructure plans can help to preserve parish history. The numbers next to most of the site boundaries represent locations in the Historic Environment Record (HER), which is kept at Priory House, Chicksands. The table below gives a brief summary of each numbered site; more details are available from the HER, along with historic maps of your parish. Due to the

scale of this map only Listed Buildings are shown, however, there are many other historically important buildings recorded. For advice or further information about historic areas in your parish please contact the Historic Environment Information Officer at Central Bedfordshire Council (Tel: 0300 300 6027 or Email: stephen.coleman@centralbedfordshire.gov.uk).

HER Number	Feature	HER Number	Feature
656	Iron Age Gold Coins	10680	Hydrant
657	Cropmarks, S of Gamlingay Heath	10682	Brick Clamp Field
658	Cropmarks/Ring Ditch	10684	Old Sand Pit
660	Cropmarks	10685	Cropmarks E of Town
661	Ring Ditch, NW of Poultry Farm	10686	Potton Wood
738	Roman Road	10688	WWII Pill Box
743	Cropmarks, Vicarage Farm	10690	Hydrant
938	Potton Windmill	10704	Old Sand Pit
2812	Ring-Ditches, E of Potton	10705	Old Sand Pit
3130	Landscaped Grounds/Moat, Potton Manor	10706	Sand Pit / Siding
3216	Cropmark, NW of Potton	10709	Deepdale Sand Pit
3551	Cropmarks, W of Manor	10710	Old Sand Pit
4808	Potton Gasworks (site of), Brook End	10802	Earthworks, S of Home Farm
5099	Hollow Way, W of Mill House	10837	Dammas Grave
5100	Road past Mill to Woodbury	11307	Roman Coin, Sutton Mill Rd
7898	Tan Yard	14464	Group of 160 Headstones to NE, E and SE of Church of St Mary
7899	Milestone	14657	Flint Imp.
8951	St Mary's Parish Churchyard	14799	Neolithic Polished Exe
10656	Windmill Headon	15083	Cropmarks, S. of Bury Hill

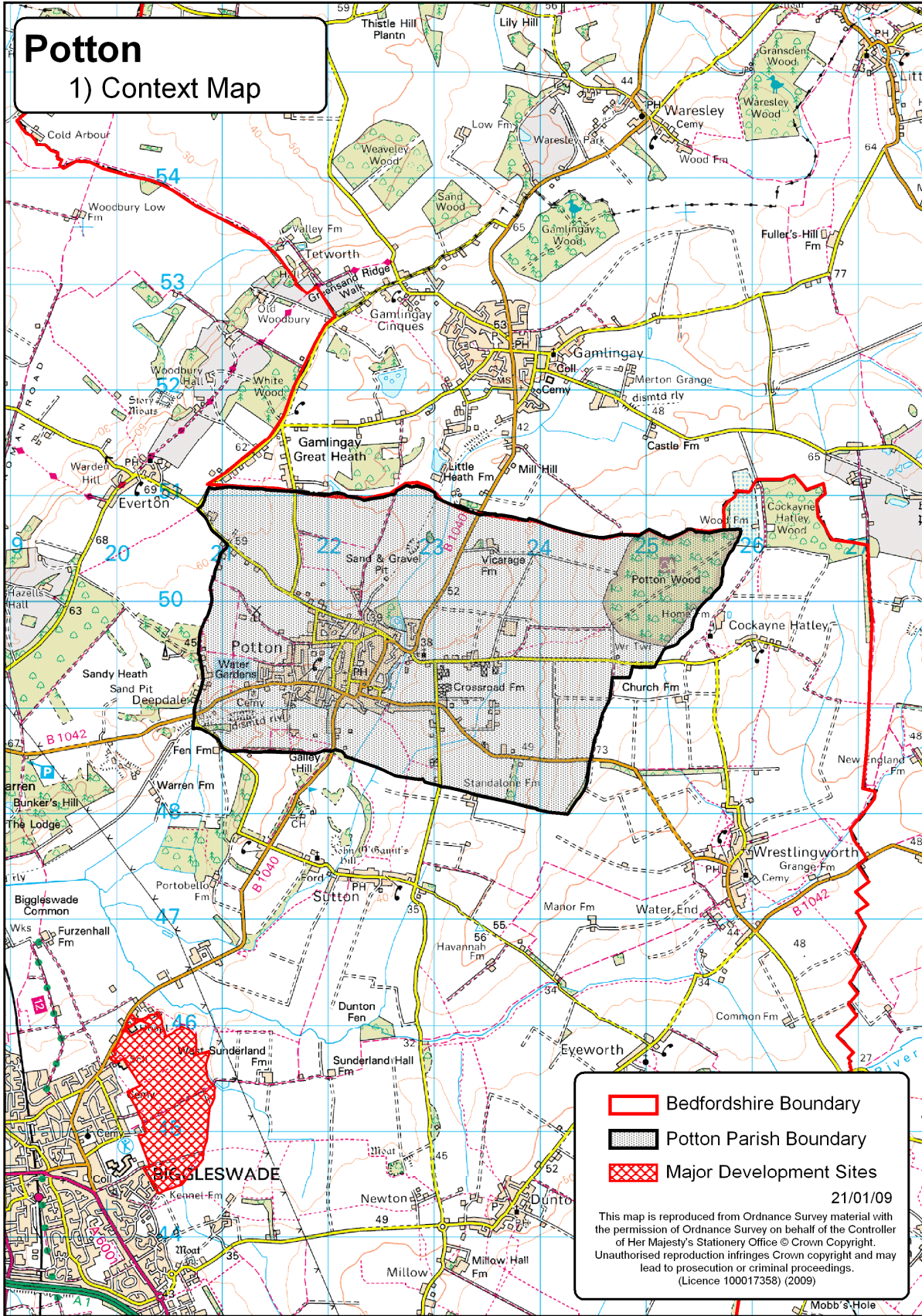
HER Number	Feature	HER Number	Feature
10657	Cross	15084	Cropmarks, N. of Standalone Farm
10658	Milestone	15105	Linear Cropmarks, N. of Galley Hill
10660	Pound	15355	Sheep's Bridge
10661	Ozier Bed	16120	Coprolite Workings, W of Sutton Mill Road
10662	Ozier Bed	16840	Cropmarks, S of Potton Wood
10663	Bayards Green	17032	Cemetery
10664	Sand Pit	17951	WW2 Spigot Mortar Point
10665	Milestone	17953	WW2 Tank Trap, W of Potton Bank Bridge
10666	Milestone	17954	WW2 Tank Traps
10667	Pound	17955	WW2 Pillbox
10669	Track/London Way	17956	WW2 Pillbox
10670	The Cottagers Clay Pits	17957	WW2 Tank Trap, Gamlingay Road
10671	Tile Kiln Lane	17958	WW2 Tank Traps
10672	Old Sand Pit	17959	WW2 Warden's Post, S of Home Farm
10673	Old Sand Pit	17960	WW2 Pillbox
10673	Old Sand Pit	17961	WW2 Tank Trap
10675	Processioning Way	17964	WW2 Pillbox, W of Eagle Farm
10678	Old Bedford Road	17965	WW2 Camp
10679	Drove Way, St Ives-Biggleswade		

5) Access, Open Space and Recreation Map

This map shows the positions of open spaces (e.g. golf courses, recreation grounds or school playing fields) within your parish. Not all of them are accessible to the public. Rights of Way are key to providing access to open spaces within green infrastructure plans. When creating networks access barriers, such as busy roads, would need to be considered.

Potton

1) Context Map

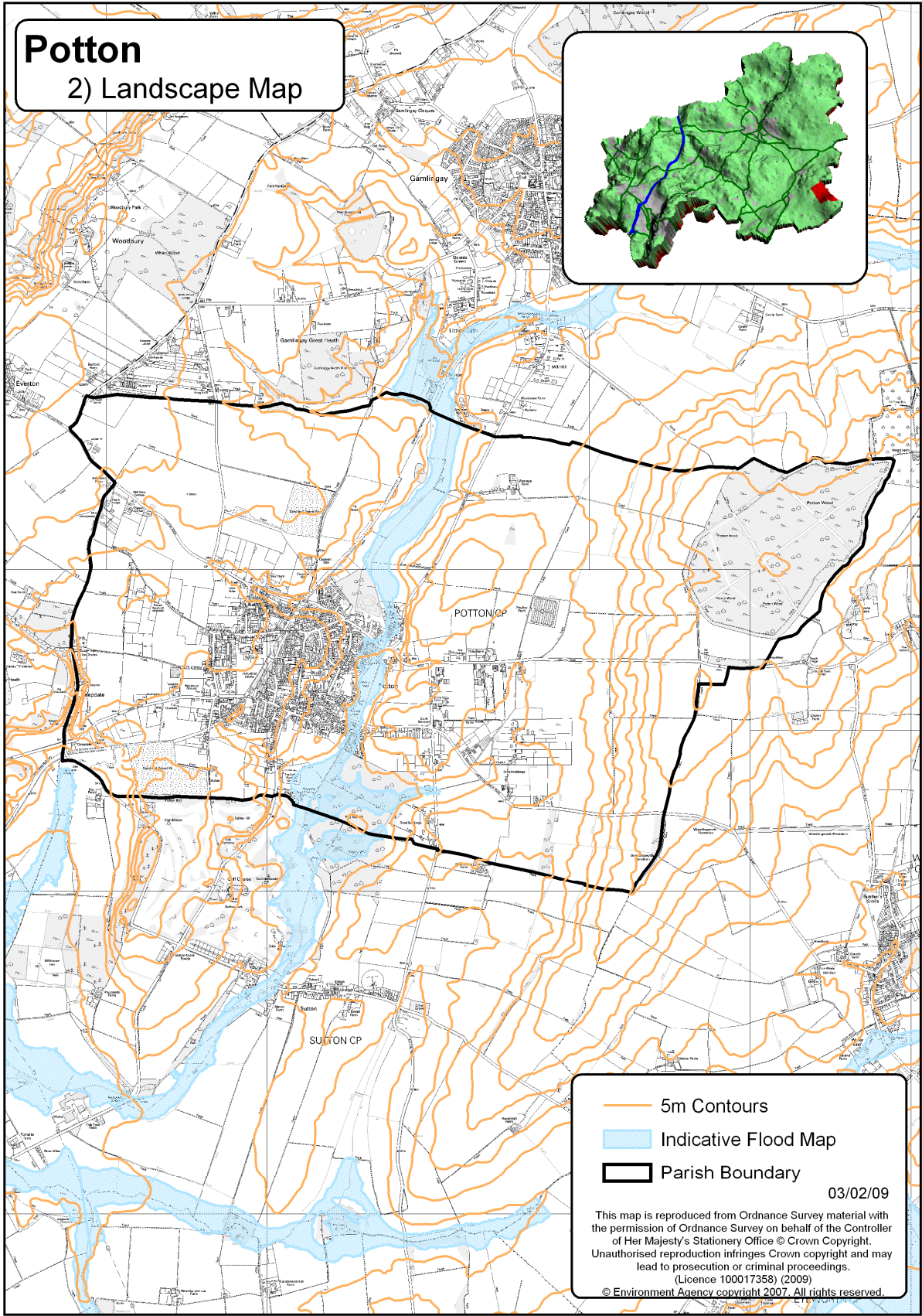
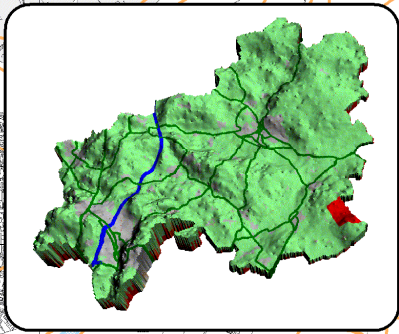


21/01/09

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or criminal proceedings. (Licence 100017358) (2009)

Potton

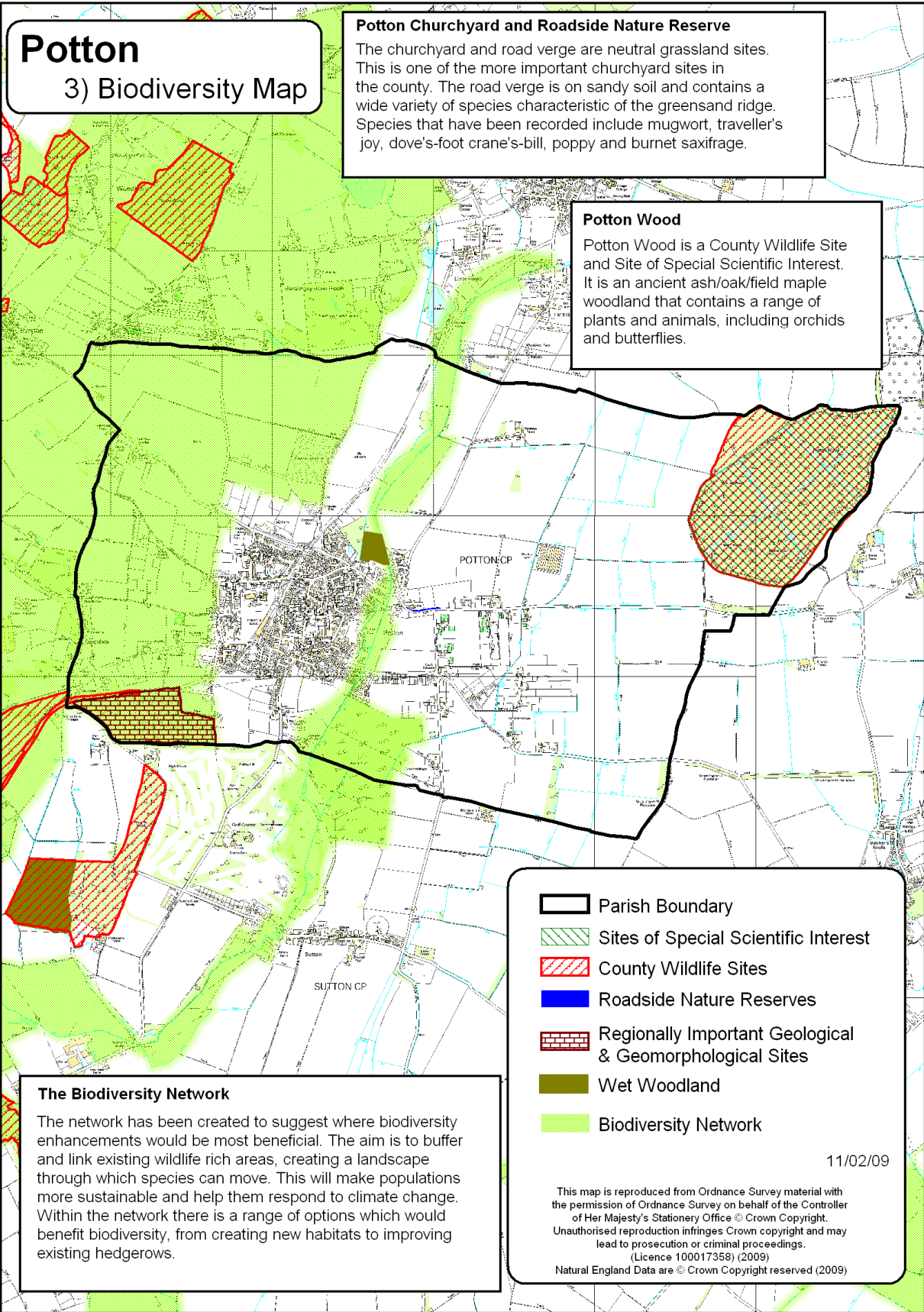
2) Landscape Map



— 5m Contours
— Indicative Flood Map
— Parish Boundary

03/02/09

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or criminal proceedings. (Licence 100017358) (2009)
© Environment Agency copyright 2007. All rights reserved.










Potton
3) Biodiversity Map

Potton Churchyard and Roadside Nature Reserve
The churchyard and road verge are neutral grassland sites. This is one of the more important churchyard sites in the county. The road verge is on sandy soil and contains a wide variety of species characteristic of the greensand ridge. Species that have been recorded include mugwort, traveller's joy, dove's-foot crane's-bill, poppy and burnet saxifrage.

Potton Wood
Potton Wood is a County Wildlife Site and Site of Special Scientific Interest. It is an ancient ash/oak/field maple woodland that contains a range of plants and animals, including orchids and butterflies.

The Biodiversity Network
The network has been created to suggest where biodiversity enhancements would be most beneficial. The aim is to buffer and link existing wildlife rich areas, creating a landscape through which species can move. This will make populations more sustainable and help them respond to climate change. Within the network there is a range of options which would benefit biodiversity, from creating new habitats to improving existing hedgerows.

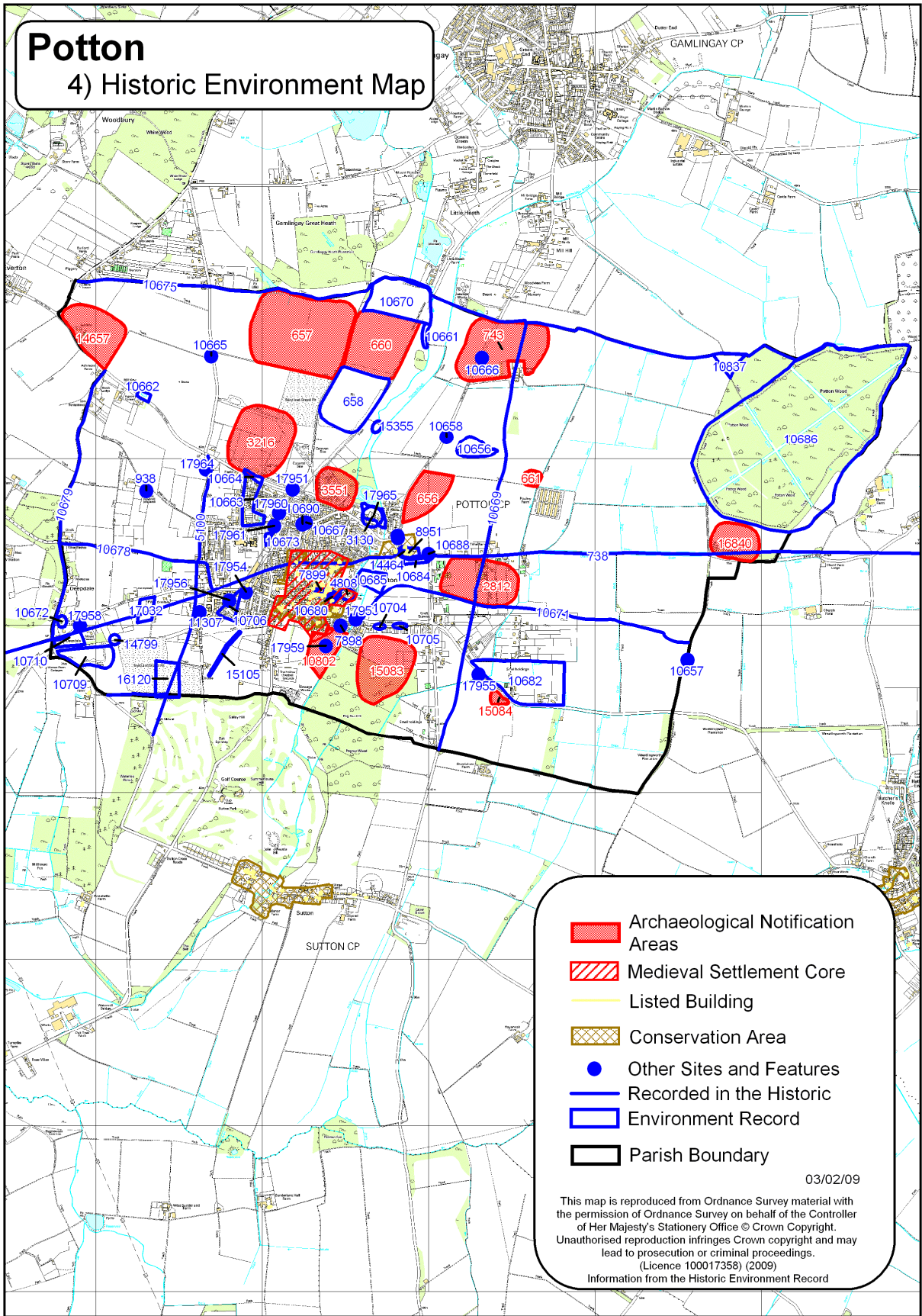
-  Parish Boundary
-  Sites of Special Scientific Interest
-  County Wildlife Sites
-  Roadside Nature Reserves
-  Regionally Important Geological & Geomorphological Sites
-  Wet Woodland
-  Biodiversity Network

11/02/09

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or criminal proceedings. (Licence 100017358) (2009)
Natural England Data are © Crown Copyright reserved (2009)

Potton

4) Historic Environment Map



- Archaeological Notification Areas
- Medieval Settlement Core
- Listed Building
- Conservation Area
- Other Sites and Features
- Recorded in the Historic Environment Record
- Parish Boundary

03/02/09

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or criminal proceedings. (Licence 100017358) (2009) Information from the Historic Environment Record