

Proposed

Local Green Space

Designations
for Houghton Regis



*This report is an assessment of sites identified to be considered for
Local Green Space Designation within the Houghton Regis Neighbourhood Plan*



July 2022

HOUGHTON REGIS NEIGHBOURHOOD PLAN – LGS ASSESSMENT

Stage 1 Assessment

The stage 1 assessment is designed to filter out which sites - proposed for LGS Designation through local engagement informing the Houghton Regis Neighbourhood Plan - do not meet the basic NPPF 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.

Site name and reference number	Current Planning Permission?	Allocated for Development?	Already Designated?	Pass to Stage 2?
1 Blue Waters Woodland	N	N	N	Y
2 Dog Kennel Down	N	N	N	Y
3 Houghton Hall Park	N	N	Historic Park in Conservation Area	N [1]
4 Houghton Regis Chalk Pit Nature Reserve	N	N	Part SSSI	N [2]
5 Moore Crescent Recreation Ground	N	N	N	Y
6 Orchard Close Recreation Ground	N	N	N Field in Trust (5)	Y
7 Parkside Recreation Ground	N	N	N	Y
8 Sewell Cutting Nature Reserve	N	N	N	Y
9 The Baulk and Plaiters Way	N	N	N	Y
10 Tithe Farm Recreation Ground	Y - partial	N	N	Y [3]
11 Village Green	N	N	Village Green in Conservation Area	N [4]
12 Windsor Drive Recreation Ground	N	N	N	Y

Footnotes on following page

Please note: Some sites are designated as County Wildlife Sites; but as this is a low-level designation which offers no formal protection against development, this designation is not listed here.

[1] This site is a well-managed historic parkland within a conservation area and as such is already protected.

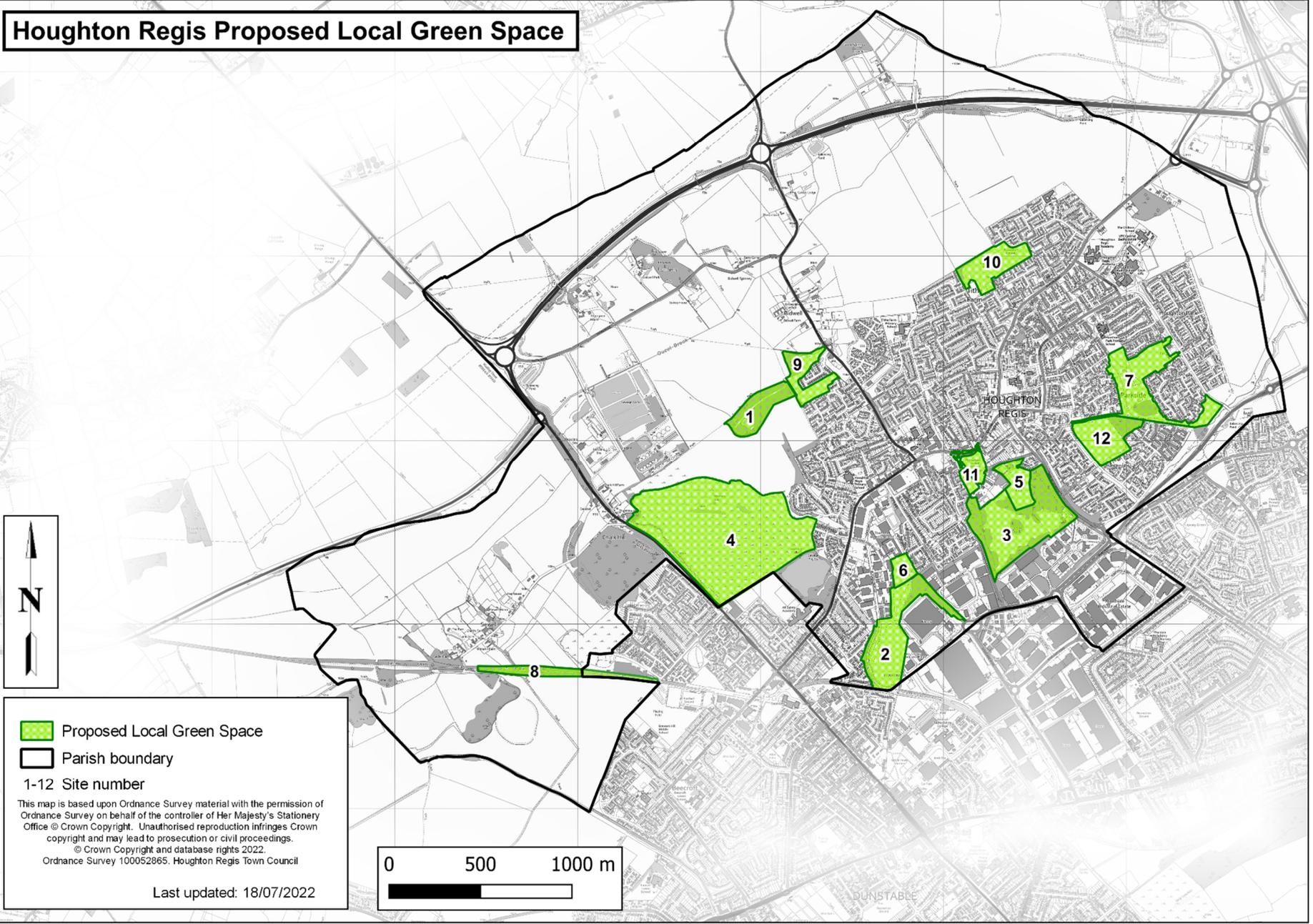
[2] Typically, within LGS designations, a site greater than 10 hectares is considered to be an extensive tract of land and as such ineligible to be designated. In some extreme cases, sites of up to 20 hectares have been designated due to not being considered in their local context. At over 40 hectares, Houghton Regis Chalk Pit Nature Reserve far exceeds this upper maximum. Given that this site clearly fails on this criteria, a detailed site assessment has not been undertaken at Stage 2. In addition, the most important part of the site is already designated as a SSSI and so is not appropriate for LGS designation anyway.

[3] Planning permission has been granted for Community sports facility enhancements/improvements including upgrading of an existing grass pitch to a floodlit FTP, a new additional pavilion building and additional car parking – CB/21/03860. However, as this is within keeping – and enhancing – the principal purpose of the site, LGS designation is still possible and appropriate.

[4] As a Village Green, this site is already protected and as such, LGS designation is not appropriate.

[5] Field in Trust designation does not preclude designation as LGS.

Houghton Regis Proposed Local Green Space



 Proposed Local Green Space

 Parish boundary

1-12 Site number

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Last updated: 18/07/2022

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Stage 2 Assessment – Overall Summary

See individual site assessments for detailed locations/ boundaries.

Site	Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
1 Blue Waters Woodland	Y	Y	Y	Y
2 Dog Kennel Down	Y	Y	Y	Y
5 Moore Crescent Recreation Ground	Y	Y	Y	Y
6 Orchard Close Recreation Ground	Y	Y	Y	Y
7 Parkside Recreation Ground	Y	Y	Y	Y
8 Sewell Cutting Nature Reserve	Y	Y	Y	Y
9 The Baulk and Plaiters Way	Y	Y	Y	Y
10 Tithe Farm Recreation Ground	Y	Y	Y	Y
12 Windsor Drive Recreation Ground	Y	Y	Y	Y

Stage 2 Assessment – Individual Site Assessments

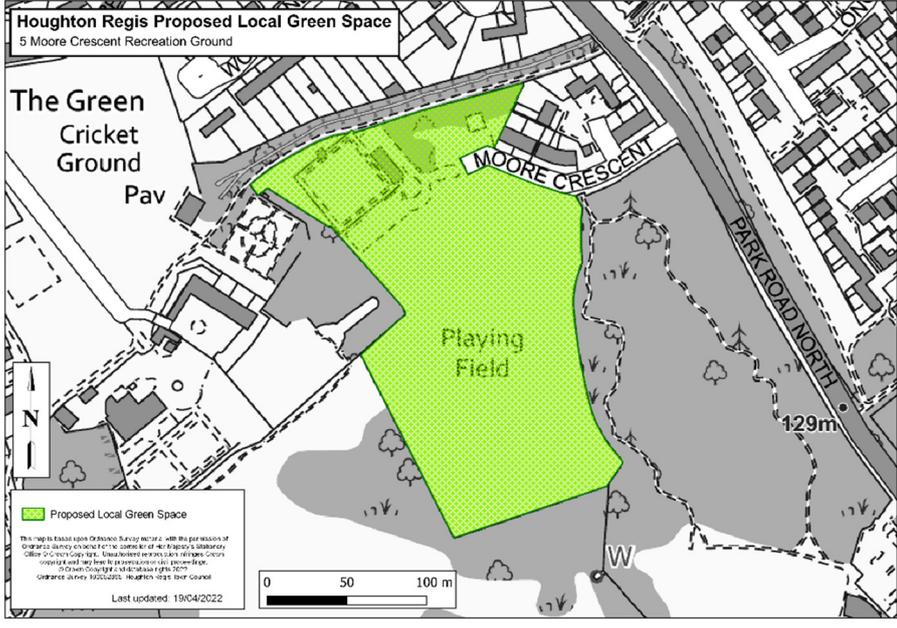
Site Name	Blue Waters Woodland
Map Number	1
Site Map	<p>Houghton Regis Proposed Local Green Space 1 Blue Waters Woodland</p> <p>Proposed Local Green Space</p> <p>This map is based upon Ordnance Survey data, or the permission of Ordnance Survey on behalf of the Controller of the Survey. The name of the Green Space is not a registered trademark of Ordnance Survey. The map is not a legal document. Ordnance Survey is not responsible for any errors or omissions. Ordnance Survey is not liable for any loss or damage, whether direct or indirect, arising from the use of this map. Ordnance Survey is not responsible for any loss or damage, whether direct or indirect, arising from the use of this map.</p> <p>Last updated: 19/04/2022</p> <p>0 50 100 m</p>
Site Area	4.87 ha
Site Location	<p>This site is located towards the north west edge of the town. It has been on the edge of town but the Bidwell West development to the north has brought it within the residential area of the town. The site adjoins The Baulk and Plaiters Way green space.</p>
Site Description	<p>This woodland site is serviced by a number of paths; both surfaced and informal. While mostly wooded, the site also includes some small grassy glades and a fenced off reed-bed, which filters the water before it is discharged into the drainage ditch.</p> <p>Significant amounts of development are happening to the north, west and south of the site, making it a green oasis within a rapidly expanding residential area.</p> <p>Beauty</p> <p>Despite the immediately adjacent developments, the site itself has the typical natural beauty of a semi-mature woodland. The small glades and winding paths open up attractive views within the site.</p> <p>Historical Significance</p> <p>The site is based on an old chalk quarry used to support the local cement industry. The lake that formed in the old quarry had a deep blue colour due to the suspended clay and chalk in the water, leading to the naming of the site.</p>

	<p>The pit was later used as a landfill site and then capped with topsoil and planted with trees in the late 1970's.</p> <p>Tranquillity</p> <p>At present, the site is impacted by noise emanating from the adjacent construction sites. However, when the construction is completed the site will return to being a peaceful oasis within an area that, although it will be heavily populated, is set back from any major roads or other significant sources of noise. The paths and seating area foster a sense of calm and wellbeing.</p> <p>Recreational Value</p> <p>This woodland site is served by a number of paths – both surfaced and informal – which are clearly well used. The Chiltern Way and Icknield Way walking routes use these paths. Use of the site for informal recreation will only increase with the level of residential development taking place around the site. There is an information board, benches and a picnic bench/ table.</p> <p>An information panel gives visitors information about the sites.</p> <p>Den-building within the site indicates some informal recreation, probably by children/ young families.</p> <p>Wildlife</p> <p>The woodland has at least 11 species of tree species including alder, beech, hornbeam and wild cherry. Some scrubby understorey species are present including hawthorn and blackthorn.</p> <p>Habitat is provided for a wide range of bird, small mammal and invertebrate species. Bird species include green and great spotted woodpeckers, song thrush and bullfinch. Mammals seen on the site include fox and hedgehog.</p> <p>Significant for another reason</p> <p>There is disabled access across much of this 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 Wildlife, Recreation</p>	<p>Y</p>

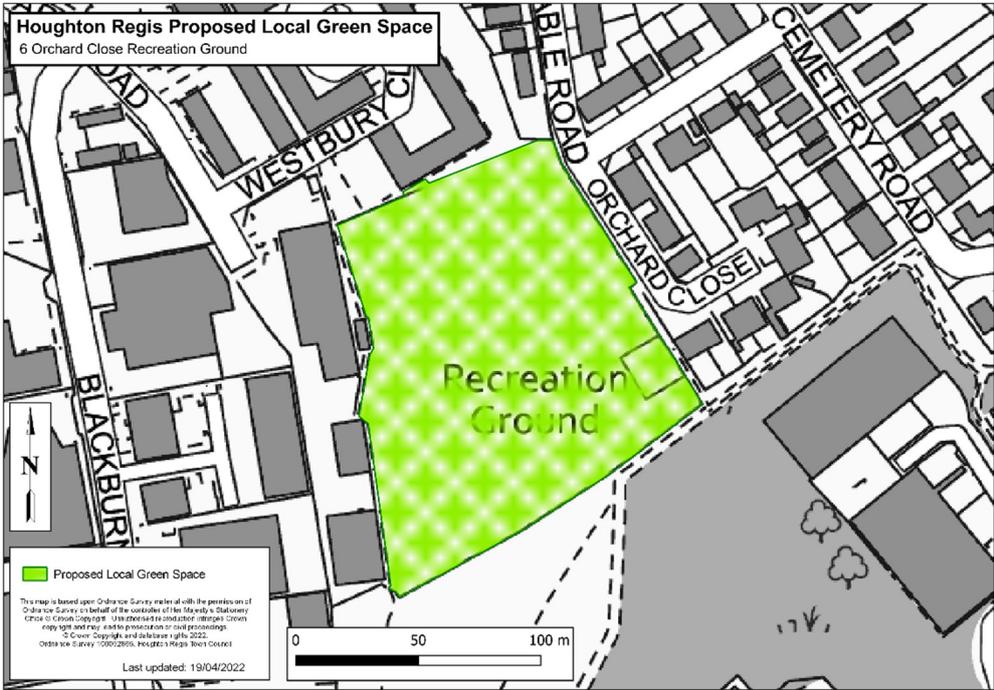
<p>Site Name</p> <p>Map Number</p>	<p>Dog Kennel Down</p> <p>2</p>
<p>Site Map</p>	<p>Houghton Regis Proposed Local Green Space 2 Dog Kennel Down</p> <p>Recreation Ground</p> <p>All Saints Academy</p> <p>Factory</p> <p>Centrus Industrial Estate</p> <p>Proposed Local Green Space</p> <p>Parish boundary</p> <p>0 100 200 m</p> <p>Last updated: 26/05/2022</p>
<p>Site Area</p>	<p>10.91 ha</p>
<p>Site Location</p>	<p>Dog Kennel Down is located towards the southern boundary of Houghton Regis, bordering Dunstable at the Luton-Dunstable Guided Busway.</p> <p>The site is bordered by a mix of residential and industrial areas.</p>
<p>Site Description</p>	<p>The smaller northern section of the site contains both grassland and semi-mature woodland over an undulating landscape, with a wide surfaced path/cycleway running through the centre of the site. This path then follows the eastern boundary of the larger, southern portion of the site, which is a large dome-shaped area of grassland.</p> <p>Beauty</p> <p>Both parts of the site have an inherent beauty formed by the mix of undulating grassland, woodland and occasional specimen trees.</p> <p>The site offers extensive views – many of the wider countryside beyond the closer and less attractive industrial sites.</p>

	<p>Historical Significance</p> <p>Aerial photos reveal a large barrow once stood high on the northern hills of Dog Kennel Down raised about 4000 years ago to mark a Bronze Age burial.</p> <p>The name ‘Dog Kennel Down’ dates from early last century where Lieutenant Colonel Sir Dealtry Charles Part, who was joint master of the Hertfordshire Hounds, brought the hounds here to exercise from their kennels at Houghton Hall.</p> <p>Tranquillity</p> <p>The adjacent industrial sites generate noise which prevents the site from being perfectly tranquil during working hours; but at evening and weekends, this is a peaceful site.</p> <p>The open space and wider views give a sense of calm and wellbeing within the urban setting.</p> <p>Recreational Value</p> <p>The site is served by a wide, surfaced footpath and cycleway – part of National Cycle Network Route 6 (from London to the Lake District); and is service by benches, bins and an information board.</p> <p>Public Footpath 50 runs through the eastern ‘arm’ of the site which is an important access corridor.</p> <p>The southern end of the site is bordered, and served, by the Luton-Dunstable Guided Busway, which also incorporates National Cycle Network Route 6/ 606.</p> <p>The wide-open space provides for informal recreation, exercise and relaxation.</p> <p>Wildlife</p> <p>The area is extremely important for a range of wildlife and is particularly notable for its plants and plant communities, birds and a wide variety of invertebrates, especially lepidoptera, grasshoppers and crickets, bees, wasps and flies. The site, including its eastern section, is important for chalk meadow flowers, pyramidal orchids in particular. The site contributes considerably to the biodiversity of South Bedfordshire.</p> <p>In addition, Dog Kennel Down forms a link in a chain of urban/suburban green spaces. To the south is the disused railway line, and Grove Gardens/Dunstable Park and to the north-east is Houghton Hall Park - these green links enable wildlife to move through the urban environment and people to enjoy this series of ‘green lungs’ in the local conurbation.</p> <p>Significant for another reason</p> <p>N/a</p>
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Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
Y	Y	Y Wildlife, History, Recreation	Y

<p>Site Name</p> <p>Map Number</p>	<p>Moore Crescent Recreation Ground</p> <p>5</p>
<p>Site Map</p>	 <p>The map shows the site highlighted in green. It is bounded by Moore Crescent to the north and Park Road North to the east. To the west is The Green Cricket Ground with a pavilion. A scale bar indicates 0, 50, and 100 meters. A north arrow is also present. A legend identifies the green area as 'Proposed Local Green Space'. A small text box at the bottom left of the map area contains the following information: 'This map is based upon Ordnance Survey data © with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Reproduced with the permission of the Controller of Her Majesty's Stationery Office. Houghton Regis Town Council. Last updated: 19/04/2022'.</p>
<p>Site Area</p>	<p>3.30 ha</p>
<p>Site Location</p>	<p>The southern part of this site borders Houghton Hall Park and is located centrally within the town.</p>
<p>Site Description</p>	<p>The site is a large area of amenity grassland, with woodland forming its eastern and southern boundaries, and mature specimen trees along part of its western boundary. The northern boundary is marked by attractive parkland fencing. Within the north-western corner of the site is a small car park and a bowls green and pavilion.</p> <p>Beauty</p> <p>While the site itself is primarily mown amenity grassland of little aesthetic value, the surrounding woodland, specimen trees and parkland fencing make this a very attractive site.</p> <p>Historical Significance</p> <p>The site was formerly home to the Renault Recreation Club.</p> <p>The recreation ground was transferred to HRTC and in 1999 renamed Moore Crescent after Tony Moore, a steward of the Houghton Town Sports and Social Club for about 20 years. The Moore Crescent Pavilion was opened in 2010 as a home for Houghton Regis Bowls Club.</p> <p>Tranquillity</p> <p>Set back from any major roads or other sources of noise, this is a peaceful site where birdsong is clearly heard.</p>

	<p>The relative quiet, together with the attractive setting of the site gives a sense of calm and wellbeing.</p> <p>Recreational Value</p> <p>The site is used for both formal and informal recreation.</p> <p>The bowls green is well maintained, football pitches are marked out and fitness training in the form of boot camp style activities take place.</p> <p>More informal recreation including dog walking, also takes place.</p> <p>Wildlife</p> <p>The area of grassland is close mown and maintained as playing fields so is of very low wildlife value. There is some rougher grassland at the edges that may provide some interest and surrounding trees providing habitat for birds and invertebrates.</p> <p>The site gives connectivity to sites 3 and 11 via the River Lea.</p> <p>Significant for another reason</p> <p>n/a</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 Recreation, Beauty</p>	<p>Y</p>

Site Name Map Number	Orchard Close Recreation Ground 6
Site Map	
Site Area	1.67 ha
Site Location	This site lies immediately north of Dog Kennel Down and is also bordered by industrial units and residential roads. It lies to the south west of the town centre.
Site Description	<p>This enclosed site is an area of amenity grassland with sports and recreation provision. The site has recently been designated as a Field in Trust, but LGS designation will strengthen this protection.</p> <p>Beauty</p> <p>Due to being amenity grassland with just a few trees; and bordered by a range of small scale industrial units and fencing; this site cannot be described as beautiful.</p> <p>Historical Significance</p> <p>This site was previously the Blue Circle Cement Works Cricket Ground and club. The name 'Orchard' comes from two orchards, which formed part of a smallholding on which the road and houses were built in the 1960's.</p> <p>Tranquillity</p> <p>While not especially noisy, the adjoining industrial units do not contribute to a sense of tranquillity.</p>

	<p>Recreational Value</p> <p>This recreational site is well equipped with a cricket square and net, football pitches and accompanying changing rooms.</p> <p>It also has a children’s play area and outdoor gym equipment.</p> <p>The site is registered as a Field in Trust.</p> <p>Wildlife</p> <p>The close mown grassland is of low wildlife value and there are very few trees present</p> <p>There is good connectivity with site 2.</p> <p>Significant for another reason</p> <p>N/a</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 Recreation</p>	<p>Y</p>

Site Name	Parkside Recreation Ground
Map Number	7
Site Map	
Site Area	10.77 ha
Site Location	This site is located towards the eastern side of the town. To the south it borders the River Lea and is surrounded by residential estates and Hawthorn Park Community Primary School.
Site Description	<p>This diverse site contains a range of features including both amenity and rough grassland; a woodland and specimen trees; two play areas, a multi-use games area and sports pitches. A new community garden area – the Parkside Recreation Ground Youth and Family Area - including picnic benches and play equipment, is being created towards the north-western corner of the site.</p> <p>Beauty</p> <p>The small woodland within the southern part of the site provides a very attractive setting for the more informal recreation activities of the site.</p> <p>The more formal sports pitches towards the north east of the site are rather bland in comparison.</p> <p>Historical Significance</p> <p>Parkside Recreation Ground was created in 1984 as a facility for residents of the estate built in the early 1970s.</p> <p>Tranquillity</p> <p>Set back from main roads and any other significant sources of noise, this is a quiet site.</p>

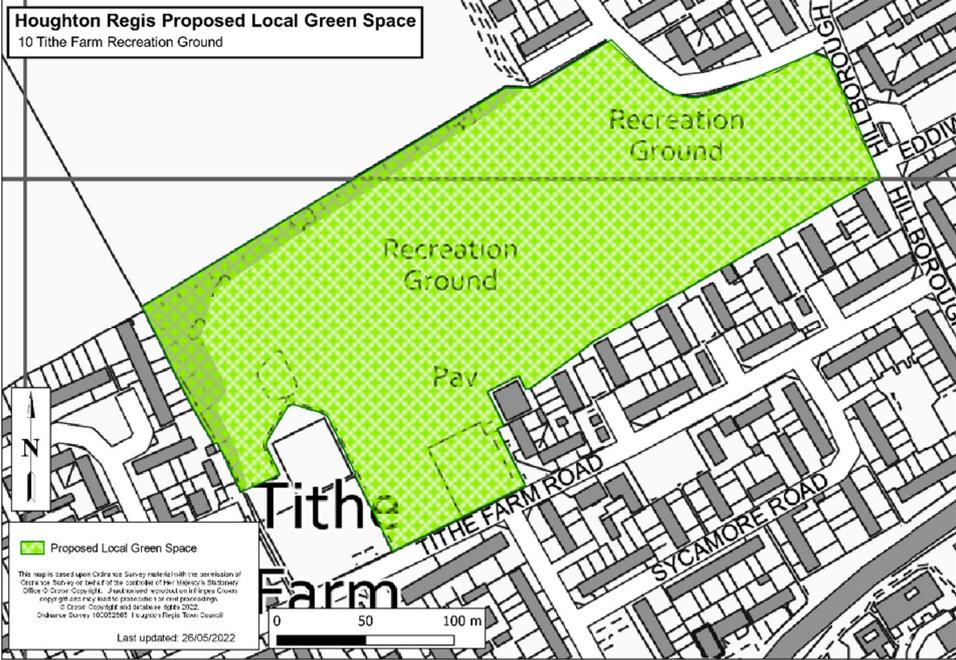
	<p>The relative quiet of this urban green space, together with the open spaces and attractive features within the site, gives a sense of calm and wellbeing.</p> <p>Recreational Value</p> <p>This site offers a wide range of recreational opportunities, with two play areas, a multi-use games area and sports pitches. Open areas of grassland and the woodland provide other opportunities for more informal recreation including walking/ dog walking, picnics.</p> <p>The site is served by a network of surfaced paths and has benches and bins.</p> <p>Wildlife</p> <p>The area is dominated by close mown amenity grassland with very low wildlife value. There are a few scattered mature trees and an area of secondary woodland providing some potential wildlife interest.</p> <p>The River Lea forms the southern boundary of the site which may hold some interest and there is connectivity to site 12.</p> <p>Significant for another reason</p> <p>Houghton Rocks Music Festival takes place annually in late summer on the football field area of the ground, including a Car Boot Sale and a Classic and Vintage Car Show.</p> <p>Until 2011 the Houghton Regis Carnival Procession used to start here before winding its way to the Village Green.</p> <p>The Parkside Ward Action Group recently helped fund four benches for the 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 Recreation</p>	<p>Y</p>

<p>Site Name</p> <p>Map Number</p>	<p>Sewell Cutting Nature Reserve</p> <p>8</p>
<p>Site Map</p>	<p>Houghton Regis Proposed Local Green Space B Sewell Cutting Nature Reserve</p> <p>Proposed Local Green Space</p> <p>Parish boundary</p> <p><small>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. It is issued subject to the usual conditions of sale. Crown Copyright and other rights reserved. All rights reserved. © Crown Copyright and Ordnance Survey 2022. Ordnance Survey 100052385. Houghton Regis Town Council. Last updated: 19/04/2022</small></p>
<p>Site Area</p>	<p>2.52 ha</p>
<p>Site Location</p>	<p>This site lies to the west of the main town and falls partly within Dunstable. The closest residential properties are in the hamlet of Sewell which falls within the Houghton Regis parish boundary. <i>Only the section of the site that falls within Houghton Regis can be designated as LGS through the Houghton Regis Neighbourhood Plan.</i></p>
<p>Site Description</p>	<p>This linear site is formed from the old track bed and cutting sides of a disused railway. The site is dominated by grassland and managed scrub, with a surfaced cycleway along the old track bed.</p> <p>Beauty</p> <p>Whilst the cutting is a man-made feature the site has a natural beauty through the changing seasons. Along much of its length, the sensitively surfaced path and the signs of scrub management are the only evidence of human activity.</p> <p>Historical Significance</p> <p>The cutting formed part of the London North West Railway line, which ran from Dunstable to Leighton Buzzard from 1848, before closing in 1962.</p> <p>Tranquillity</p> <p>Heading westwards from the main settlements of Houghton Regis and Dunstable towards the small hamlet of Sewell, the site becomes increasingly</p>

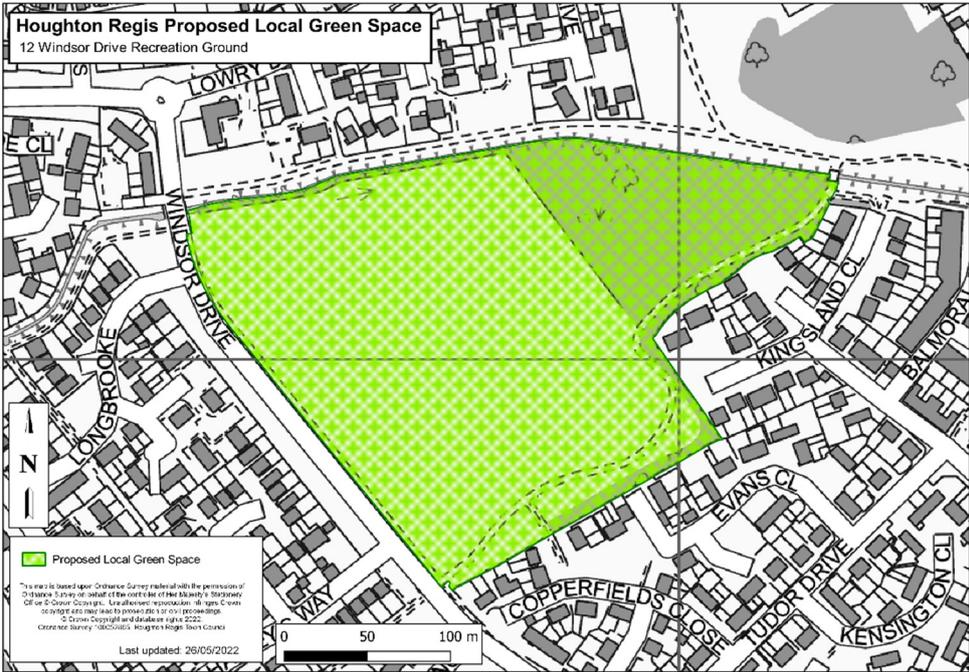
	<p>tranquil, removed from both sources of noise and views of human activity. The green setting and views of only the sky foster a sense of calm.</p> <p>Recreational Value</p> <p>Route 6 of the National Cycle Network (from London to the Lake District) follows the line of the former railway through the site and is popular for walkers and cyclists.</p> <p>The cutting is also used by horse riders and links to old drovers routes and green lanes to the west.</p> <p>Wildlife</p> <p>The site has steep north and south facing slopes providing for two very different wildlife communities, dominated by chalk grassland species with patches of developing scrub and mature hedges along the top. Common spotted orchids and cowslips flower within the grassland. The site is particularly rich in Butterflies.</p> <p>The occasional damp area or patch of imported acidic sand and ballast add to the variety of vegetation found here.</p> <p>The site is a County Wildlife Site.</p> <p>Significant for another reason</p> <p>N/a</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 Beauty, Tranquillity, Wildlife, Recreation</p>	<p>Y</p>

<p>Site Name</p> <p>Map Number</p>	<p>The Baulk and Plaiters Way</p> <p>9</p>
<p>Site Map</p>	
<p>Site Area</p>	<p>4.07 ha</p>
<p>Site Location</p>	<p>This site is located towards the north west edge of the town. It has been on the edge of town but the Bidwell West development to the north has brought it within the residential area of the town. The site adjoins Blue Waters Woodland.</p>
<p>Site Description</p>	<p>The site is a mix of grassland (managed and rough), shrubs and trees. The southern portion of the site alongside Plaiters Way is primarily rough grassland and scrub with informal paths. The western and northern portions of the site have a more managed feel with mown grassland and surfaced paths alongside woodland areas.</p> <p>Beauty</p> <p>The western and northern portions of the site are well managed and more attractive than the less formal southern portion.</p> <p>Historical Significance</p> <p>Part of the site was originally farmland, forming part of the Duke of Bedford's estate.</p> <p>The site has underlying areas of chalk and clay, with clay having previously been dug for brick making.</p> <p>Tranquillity</p> <p>The southern portion of the site is largely surrounded by roads and housing and the northern portion of the site borders a large area of development.</p>

	<p>These sources of noise and the enclosed feeling detract from the peace and sense of tranquillity.</p> <p>Recreational Value</p> <p>The southern portion of the site contains an informal 'natural play' feature. The surfaced paths through the western and northern portions of the site make it a popular site for walking/ dog walking.</p> <p>Wildlife</p> <p>The site features frequently mown calcareous grassland, scattered scrub and mature trees along with some recent tree planting so has potential for wildlife value.</p> <p>The southern portion of the site contains some old, but unmanaged, fruit trees. A balancing pond to help manage draining is towards the north-west corner of the site. Unlike many such features which are dry most of the time, this pond holds water for much of the year and provides habitat for many plant and invertebrate species.</p> <p>The site is directly connected to site 1 creating a wider area of habitat.</p> <p>Significant for another reason</p> <p>N/a</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 Wildlife/ Recreation</p>	<p>Y</p>

<p>Site Name</p> <p>Map Number</p>	<p>Tithe Farm Recreation Ground</p> <p>10</p>
<p>Site Map</p>	 <p>Houghton Regis Proposed Local Green Space 10 Tithe Farm Recreation Ground</p> <p>Recreation Ground</p> <p>Recreation Ground</p> <p>Pav</p> <p>Tithe Farm</p> <p>TITHE FARM ROAD</p> <p>SYCAMORE ROAD</p> <p>Proposed Local Green Space</p> <p>This map is based upon Ordnance Survey data to which the permission of Ordnance Survey has been obtained for its reproduction. Ordnance Survey has not been involved in and is not responsible for any inaccuracies or omissions in this map. Ordnance Survey and its licensors © 2022. This map is published on behalf of the Council. Last updated: 26/05/2022</p> <p>0 50 100 m</p>
<p>Site Area</p>	<p>5.58 ha</p>
<p>Site Location</p>	<p>This site is located towards the northern edge of the town, surrounded on three sides by residential estates.</p>
<p>Site Description</p>	<p>The site is a well-equipped recreation ground with sports pitches and other recreational facilities.</p> <p>Beauty</p> <p>The site in itself is neither beautiful nor unattractive, but offers good views of the rolling countryside to the north.</p> <p>Historical Significance</p> <p>N/a</p> <p>Tranquillity</p> <p>While the site is not overly-noisy it is largely surrounded by residential areas and does not have a strong sense of tranquillity.</p> <p>Recreational Value</p> <p>The site is well catered for, including football pitches with changing rooms, a play area, a skate park and a multi-use games area.</p> <p>The site is served by a car park and has benches and dog bins.</p>

	<p>To further enhance the recreational value of the site, planning permission has been granted for community sports facility enhancements/ improvements including upgrading of an existing grass pitch to a floodlit FTP, a new additional pavilion building and additional car parking – CB/21/03860.</p> <p>Wildlife</p> <p>The close mown sports pitches dominating the site provide very low wildlife value. There are a few mature trees around the edges providing some wildlife habitat/ interest.</p> <p>Significant for another reason</p> <p>N/a</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 Recreation</p>	<p>Y</p>

Site Name Map Number	Windsor Drive Recreation Ground 12
Site Map	 <p>Houghton Regis Proposed Local Green Space 12 Windsor Drive Recreation Ground</p> <p>Proposed Local Green Space</p> <p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction is illegal. Crown copyright and database right 2022. Ordnance Survey is the copyright and database right owner.</p> <p>Last updated: 28/05/2022</p> <p>0 50 100 m</p>
Site Area	6.19 ha
Site Location	This site is located towards the eastern side of the town. To the north it borders the River Lea and is surrounded by residential estates
Site Description	<p>The site is primarily an open area of amenity grassland, with a copse in its north-east corner. Parkside Recreation Ground is located to the north-east of this site, on the northern side of the River Lea.</p> <p>Beauty</p> <p>This varied site has a range of views, those towards the woodland and River Lea corridor to the north of the site being particularly attractive.</p> <p>Historical Significance</p> <p>The land, formerly part of Poynters Farm was reserve by Bedfordshire County Council for the construction of a lower school. This reservation was removed in the 1990's and the site reverted to informal open space. In 2008, planning permission was granted for small pavilion with car parking on the north end of site, two football pitches and a junior pitch. A lack of funding led to this not being delivered.</p> <p>Tranquillity</p> <p>While the site is not overly-noisy it is largely surrounded by residential areas and does not have a strong sense of tranquillity.</p>

	<p>Recreational Value</p> <p>While lacking formal facilities the open space is used for football, rounders, running club activities, general exercise and dog walking.</p> <p>A surfaced and lit cycle path through the site provides a link to the National Cycle Network Route 6 which runs immediately north of this site.</p> <p>Wildlife</p> <p>The site mainly consists of close mown grassland of limited wildlife value along with an area of secondary woodland and a mature hedge providing much greater wildlife potential.</p> <p>The northern boundary features the River Lea.</p> <p>While the larger portion of the site consisting of amenity grassland has limited wildlife value, the woodland area and River Lea corridor provide important habitats within an urban setting for many species, particularly invertebrates and birds.</p> <p>The River Lea Catchment Partnership has identified this site as project no. 50, and seeks to enhance the site with appropriate and sympathetic management of the river corridor and woodland; and the possible inclusion of SUDs.</p> <p>Significant for another reason</p> <p>Central Bedfordshire Council have consulted upon proposals to build up to 100 residential dwellings on not more than half of the site. There has not yet been a formal planning application.</p> <p>A group of local residents have formed the Friends of Windsor Drive Community Open Space and have voiced opposition to the proposed development. The group's Facebook page has over 550 members.</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 Recreation/ Wildlife</p>	<p>Y</p>

Final Proposed Local Green Space Designations

Sites assessed and proposed for LGS Designation within the Houghton Regis Neighbourhood Plan
Blue Waters Woodland
Dog Kennel Down
Moore Crescent Recreation Ground
Orchard Close Recreation Ground
Parkside Recreation Ground
Sewell Cutting Nature Reserve
The Baulk and Plaiters Way
Tithe Farm Recreation Ground
Windsor Drive Recreation Ground
Sites assessed and considered to not meet LGS criteria
None

This assessment has been undertaken by Cliff Andrews, BRCC's Deputy Chief Executive and Jemma McLean, BedsRCC's Community Engagement Officer; with support from Richard Lawrence, BedsRCC Ecologist.
Site visits were undertaken during April 2022.

Cliff Andrews
BedsRCC Deputy Chief Exec.

June 2022