

great
lifestyles



Chapter two: Appendices

A great place to live and work.

Appendices

Appendix A. Parish Schedules (example)

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Appendix C. Telephone Survey Report (separate report)

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Appendix A. Parish Schedule (Settlement Summaries)

Settlement Name	
Settlement Hierarchy	Major Service Centres
Placemaking Area	North
2013 Population	7250
2022 Population	8360

Settlement Description

Ampthill is an attractive Georgian market town, with a close-knit historic core and extensive parkland designated within the Conservation Area. In the past 20 years Ampthill has grown steadily through redevelopment within its built up area and through controlled expansion. Ampthill is bypassed to the south and west by the A507 which provides a direct link to the M1 motorway, whilst the B530 links the town to Bedford some 8 miles to the north.

Open Spaces within Town

Strategic open spaces that serve residents in this area

- Ampthill Park dominates the area and provides sport and play facilities, but also includes woodlands and areas of wildlife and historical importance. This site is considered to be at / over capacity in terms of visitor impact
- Coopers Hill – wildlife site that is fully open to the public
- Kings Wood – large accessible woodland outside of Parish boundary

Table 1 – Adequacy of Provision (balance between quantity / quality and accessibility)

Type of Open Space	Current Provision	Standard	Current Surplus / Shortfall	Future Surplus / Shortfall	Accessibility	Quality Issues	Other Issues
Country Parks							Green Infrastructure Assessment highlights potential for country park extension. Also recommends installation of footpath / cycleway to improve access to Millennium Country Park
Urban Parks							Park cared for by development manager. Council strategy highlights a need to improve disabled access
Large Recreation Areas	Formal						
	Informal						Green Infrastructure Plan highlights importance of protection of woodland and suggests extension of Coopers Hill.

Small Amenity Spaces						Green Infrastructure Plan suggests the creation of a new public open space around the ruins of Houghton House.
Play Areas for Children						Longer term, potential requirement to improve / replace play equipment in Ampthill Park
Facilities for Young People						Town Council identify the need for a skatepark
Allotments				Both sites (Everitts Field (79 plots) and Grange Farm (57 plots)) have waiting lists		
Cemeteries	1 site, 796 burial plots to include ashes plots. No requirement for additional facilities. Town Council corporate priority is the long term maintenance of the site.					

Table 2 - Key Issues and Priorities

Type of Open Space	Key Issues	Priorities
Country Parks		
Urban Parks		
Large Recreation Areas	Formal	
	Informal	
Small Amenity Spaces		
Play Areas for Children		
Facilities for Young People		
Allotments		
Cemeteries and churchyards	No additional burial requirement	Maintenance of existing facility
Connectivity	<p>Green Infrastructure Plan highlights importance of connectivity with key priorities including;</p> <ul style="list-style-type: none"> • Link to Millenium Country Park • Cycleway and footpath links between Flitwick and Ampthill • Links between Flitton and Ampthill • Links between Allotments and Maulden 	

Appendix D. Strategic Context and Green Infrastructure Priorities

Key Priorities in Key Strategic Documents

Green Infrastructure

Green infrastructure plans identify priority areas for protecting and improving existing green infrastructure and creating new spaces in order to develop a network of multi-functional greenspaces.

GI plans have been developed at a variety of scales across Central Bedfordshire, notably:

- a strategic level plan covering the whole county of Bedfordshire
- district level plans, for Mid Bedfordshire and for Luton and Southern Bedfordshire
- community level plans, developed by many individual towns and parishes across Central Bedfordshire

The district level plans consider green infrastructure within the following components;

- Accessible Greenspace
- Access Routes and connectivity
- Biodiversity
- Historic Environment
- Landscape.

Priorities are broken down into several areas and are briefly summarised below:

Forest of Marston Vale

- Creating the Forest of Marston Vale. This is the primary, overarching green infrastructure initiative for this part of the District, seeking to deliver the agreed vision of 30% woodland cover across this landscape by 2031
- Bedford & Milton Keynes (B&MK) Waterway. This is a major green infrastructure project that seeks to complete a missing link in the national waterway network between the Great Ouse at Bedford and the Grand Union Canal at Milton Keynes
- Clay Ridge Woodland Linkage Corridor. A landscape-scale woodland linkage project to reverse the isolation of a set of key remaining ancient woodlands
- Millennium Country Park – New wetlands habitats are being provided with improved management of herb rich grassland. Enhanced visitor facilities and access improvements
- Wixams – Multi-functional woodlands and greenspace buffering the new 4,500 home development

- Lidlington Ridge Woodlands – community woodland development and expansion along the Lidlington Ridge.

Ivel Valley

- Blue Lagoon - detailed feasibility study has been undertaken for use as a Country
- River Hiz Corridor – restoration plans with some potential recreation benefits
- Stotfold Green Wheel. A range of GI opportunities linked to existing features around Stotfold.
- Broom Quarry - restoration plans will provide benefits for biodiversity, recreation and access. Historic environment benefits can also be delivered.
- Sandy Green Wheel - proposals to create a network of linked green spaces around the Sandy area
- Biggleswade Green Wheel – proposals to create a network of linked green spaces around the Biggleswade area
- Kingfisher Way A strategic footpath route running north/south along the Valley with
 - important links to Greensand Ridge Walk, Navigators Way and Route 51
 - Navigators Way – extension from Clifton Road to Stanford Lock.
 - Clifton – greenspace and access links to east and west of Clifton to prevent coalescence.
 - Shefford – enhancement and extension of multiple urban and urban fringe sites.

Greensand Ridge

- Aspley Woods – Enhanced visitor management
- Aspley Guise – conservation and recreation in association with the proposed urban extension of Milton Keynes.
- Greensand Ridge Scarp – expand and link woods via both new woodland and networks of hedgerows, lowland meadows and sensitively managed arable field margins
- Ampthill Park – Upgrade to facilities including toilets and heritage centre. Restoration of parkland features to areas within the Registered Park to the north of the Park are proposed.
- Coopers Hill – Enhanced visitor management and extensions to the existing heathland habitat
- Maulden Wood – Improved facilities are needed including parking, toilets and refreshment facilities. A working woodland centre to achieve sustainable management of ancient woodland is also proposed.
- North of Clophill –habitat extensions and linkages with improved management

- Rowney Warren – Changes from a conifer plantation towards more heathland and broadleaved woodland are proposed at this popular visitor facility.
- Sandy Heathland Creation A major heathland creation project around the RSPB headquarters at the Lodge with new visitor facilities and off road access links to Sandy and Potton.
- Sandy Lodge –extensions to the RSPB Nature Reserve are underway
- Sandy Heath Quarry – heathland habitat creation as sand quarry is restored with some public access.
- Sandy – Potton Greenway – multi-user route via disused railway line.
- The Greensand Ridge Walk upgrading the route
- A new flagship cycle route is planned along the Greensand Ridge

Flit Valley

- Fancott Wood and Meadows. Newly acquired SSSI with enhanced management and visitor facilities planned.
- Flitwick Green Wheel – to include wetland and woodland, new country park, restoration of grassland at Flitwick Moor
- Clophill Lakes –Aspirations for footpaths, bridleways and interpretation.
- Sandy Smith Nature Reserve –
- Proposals for wet woodland and deciduous woodland to link Upper Alders to Chicksands Wood and acid grassland

Southern Clay Ridge

- Shallow river /stream valleys – conservation of habitats, potential for bridleway
- Harlington to Pulloxhill Ridge –rebuild a network of species and grasslands. Off-road cycleway proposals linking to upper school and station.
- Rolling Arable farmland - East of Biggleswade and into Cambridgeshire – creation of networks of habitats
- Potton Wood – ancient woodland – initiative for management and habitat creation

Chilterns

- Chalk Arc –link the chalk grasslands that encircle the Luton, Dunstable, Houghton Regis conurbation to form a sub-regional recreational facility

Luton and South Bedfordshire Area

- Southern Ouzel Meadows – access across key points and connect new communities to schools and open spaces. Includes proposals for a Leighton Linslade Green Wheel
- Rushmere park – new space and improve access to existing space

- Chalk Living Landscape – improve existing sites to encourage visitors
- Sundon Hills enhancement – wetland and grassland creation
- Totternhoe Heritage Park – enhance linkages and improve access to landscape

Luton's forgotten Rivers – enhance the Upper River Lea Valley corridor for wildlife and people.

Outdoor Access Improvement Plan – Central Bedfordshire Council (2013)

The Outdoor Access plan sets out how Central Bedfordshire Council will manage access to the countryside over the next 10 years are to make Central Bedfordshire a great place to live and work by;

- Providing access to a range of high quality green spaces and the wider countryside through a well maintained Rights of Way network
- Involving local communities in the development and management of the countryside
- Raising public confidence and understanding of countryside access
- Increasing use and enjoyment of the Central Bedfordshire countryside for fresh air, relaxation, recreation, health and exercise.

The strategy emphasises a desire to ensure that sites are;

- Connecting spaces... Public Rights of Way and Linear Access
- Breathing spaces... Sites and Greenspaces
- Local spaces... Community Involvement and Participation
- Healthy spaces... Health and Wellbeing
- Growing spaces... The Countryside and the Growth Agenda

The strategy sets the following policy statements;

- **Policy Statement 1 – Surface Management** ; work with local communities to prioritise paths that require surface vegetation clearance and seek opportunities to surface, manage and promote paths that increase accessibility
- **Policy Statement 2 – Signposts and way-makers** - signpost all required points of access from the main highway, using distance, destination and path identification as necessary.
- **Policy Statement 3 – Bridges and culverts** - seek to ensure that major new structures on the network are appropriate for the location, as accessible as possible and do not limit future access improvements to the adjacent network.
- **Policy Statement 4 – Accessibility of Structures** - ensure that any new structures installed meet the requirements of the Least Restrictive Access policy. In addition, The Council will make the network more accessible by negotiating the removal of redundant structures and replacing stiles with gaps or gates where stock control is still needed.
- **Policy Statement 5 – Network Ease of Use** - The Council will look to increase results by 1% year on year through resolving map anomalies and targeting other failure areas, whilst working within existing constraints.

- **Policy Statement 6 – New Greenspace** - work with communities to explore the feasibility of new greenspaces and to deliver access and green space proposals.
- **Policy Statement 7 – Green Infrastructure** - use Green Infrastructure plans and the GI priority network to enhance existing green spaces. Seek to utilise planning obligation and CIL funding to fund the development and enhancement of existing green spaces.
- **Policy Statement 8 – Managing for the Historic Environment** - The Council will protect, conserve, enhance where appropriate and promote access, interpretation and enjoyment of heritage assets including archaeological and historic landscape sites and features.
- **Policy Statement 9 - Public Art in the Countryside** - consider opportunities for the creation of public art on countryside sites and walking and cycling routes in line with the Central Bedfordshire Public Art Framework.
- **Policy Statement 10** – The Council will continue to support and extend the P3 and ‘Friends of’ approach, seeking to widen its investment in and the skills of volunteers working in the environmental sector.
- **Policy Statement 11** – Community Involvement - ensure that local and community involvement principles are written into area master plans and site management plan documents.
- **Policy Statement 12 – Community Engagement and development** ensure that development proposals provide or enhance opportunities for community engagement and cohesion through and with outdoor access and the local countryside.
- **Policy Statement 13 – Provision of Local Greenspace** - seek opportunities to increase provision of local greenspaces (at the 2Ha / 300m level of Accessible Natural Greenspace Targets) in areas with identified public health issues that could be improved through better access to greenspaces.
- **Policy Statement 14 – Promotion of Health Benefits** - promote the associated health benefits related to public use of Rights of Way and greenspaces and will seek to develop programs of activity (e.g. Health Walks, Nordic Walking and Practical Volunteering) to encourage greater public use of these facilities.
- **Policy Statement 15 – Leaflets** - ensure that all Countryside, Greenspace and Rights of Way Leaflets and Interpretation will carry health information, linked to the benefits of exercise in the Natural Environment
- **Policy Statement 16 – Public Health** - ensure that opportunities to integrate Countryside Access with public health are taken, seeking to complement approaches to reducing obesity, increase exercise and preserving health and motivations to remain active.
- **Policy Statement 17 – Play** - continue to develop and promote the use of formal and natural play facilities on countryside sites.

The strategy includes a detailed action plan which will be revised annually. These policy statements and the key actions will be taken into account in the preparation of the strategic direction for the leisure strategy.

Appendix E. Key Partners

This strategy and open space assessment focuses not just upon the delivery of open spaces owned and managed by the Council, but also spaces owned and managed by others.

There are several key partners in the delivery of open space and green infrastructure in Central Bedfordshire. All of the key partners have provided details of the facilities that they manage and outlined their current priorities to inform the development of this assessment.

Some of the many partners are:

National Trust – The National Trust is a charity that works to preserve and protect historic places and spaces. They work in partnership with Central Bedfordshire Council to manage open spaces in Central Bedfordshire, including Dunstable Downs.

Marston Vale Trust - The Marston Vale Trust (FOMV) is a registered charity responsible for leading the creation of the Forest of Marston Vale, one of 12 Community Forests across England. The Marston Vale Trust is responsible for the management of Millennium Country Park.

Greensand Trust - The Greensand Trust (GST) is an independent environmental charity that works with local communities and landowners to conserve and promote the landscape, wildlife and history of the Greensand Ridge and the wider surrounding area. Key components of the Trusts work include conservation, natural play, education and restoration. Amongst other things, the trust manage Rushmere Country Park and Stanbridge Meadows and are involved in several other projects including Working Woodland (Maulden Wood) as well as volunteer development initiatives.

Bedfordshire Rural Communities Charity - Bedfordshire Rural Communities Charity (BRCC) is a community development charity which seeks to support local communities to ensure that everyone is involved in a thriving community and that residents have access to employment services, housing and natural environment regardless of where they live. The BRCC supported many local communities of Central Bedfordshire in the preparation of the local green infrastructure plans.

Sustrans – are a national charity that develops strategy and vision for the delivery of achievable cycling, walking and sustainable travel change. They are currently working alongside the sustainable transport team of Central Bedfordshire Council on several projects including cycle route 6 (Houghton Regis and Dunstable) and the Chiltern Cycle Route.

Natural England seeks to protect and improve the natural environment and to promote involvement of local residents in their surroundings. Recognising the proven benefits of access to good quality natural greenspaces, Natural England recommends standards for access to accessible Natural Greenspace (the Accessible Natural Greenspace Standard (ANGSt)).

Analysis undertaken by Natural England for Bedfordshire indicates that access to natural greenspace across Bedfordshire as a whole against the standards is high with 93.7% of the population within 2km of a site 20ha or more and 31.7% within 300m of a site of 2ha in size. Access in Central Bedfordshire is slightly lower, particularly to more local open space, where only 26.5% have access to a space within the target of 300m.

Groundwork Trust - Groundwork Luton & Bedfordshire delivers bespoke projects that use the environment as a catalyst for building a more sustainable future. Recent work within the Central Bedfordshire area includes Kensworth Quarry, Bluewaters Woodland and Totternhoe vision plan for greenspaces.

Wildlife Trust – seek to protect wildlife and biodiversity across the country and using the network of existing nature reserves, are implementing a plan to reduce fragmentation of habitats through the restoration, recreation and reconnection of areas of wildlife habitat. The trust also seeks inspire people about wildlife and offers many volunteer opportunities working on local projects. The Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust are working extensively in Central Bedfordshire and in particular prioritise the North Chilterns Chalk Living Landscape from a biodiversity conservation perspective. The Greensand Ridge National Character Area has also been identified as a nature improvement area recently. The Wildlife Trust is keen to emphasise the balance between biodiversity and recreation and to ensure that the capacity of sites to accommodate recreation (without detriment to wildlife) is taken into account.

Forestry Commission – is the Government department responsible for the protection and expansion of forests and woodlands in England and Scotland. The commission is involved in several projects in the Central Bedfordshire area, including Potton Wood near Potton, Rowney Warren, Stanford near Shefford and Maulden and Chicksands Woods.

RSPB – the RSPB is nationally recognized organization whose base at the Lodge in Sandy is a Nature Reserve containing a Sites of Special Scientific Interest (SSSI). SSSI's are some of the country's very best wildlife sites, they hold some of the rarest and most threatened wildlife and are legally protected under the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way (CROW) Act 2000 and the Natural Environment and Rural Communities (NERC) Act 2006. As a SSSI, the RSPB site has managed public access to prevent harm to the SSSI.

Chilterns Conservation Board - The Chilterns Conservation Board is the public body established to conserve and enhance the Chilterns Area of Outstanding Natural Beauty (AONB). The management plan for the area (2008 to 2013) sets a vision that includes several references to the role of the AONB in providing recreational opportunities and meeting recreational need, including;

- well-managed woodlands produce good quality timber and wood fuel as well as providing natural spaces for recreation and a home for wildlife;
- a wide range of people, both local and from further afield, enjoy and value the Chilterns countryside;

- the rich historic environment of the Chilterns is conserved and appreciated by a wide audience; and
- the common land of the Chilterns is conserved and valued by local communities and visitors.

Town and Parish Councils – Town and parish Councils manage and maintain a variety of open spaces across Central Bedfordshire.

The key priorities of all of these partners are taken into account where relevant and are reflected within this strategy document. They have formed a key part of the local needs assessment and where relevant, influence the setting of local standards.

Appendix F. Minerals and Waste sites

Recreation and Open Space Strategy Approach to Minerals and Waste Sites

There are currently in excess of 30 sites in Central Bedfordshire which are either under reclamation or are planned for reclamation following minerals and waste extraction. In order to ensure that this strategy makes appropriate reference to the recreation provision to be provided by these sites, a separate sites audit has been prepared. This identifies the sites, their intended size, location, function and ownership, together with the planned level of public accessibility and the date, where known, from which they will be open to the public and functioning in the intended way.

The audit of planned sites, shown in the table below, provides the basis on which each site will be assessed for its function, accessibility and consequently its contribution to recreational open space provision. Those sites falling within the typologies in this strategy will be categorised under the most appropriate open space typology, and will be factored into the accessibility, quantity and quality calculations in this strategy.

Where sites fall outside of the typologies in this strategy, for example sites providing only pathway access, these will be referred to in other council strategies/documents e.g. rights of way; where appropriate.

At present there are no sites which provide the level of recreational access/use classed as publicly accessible open space i.e. sites with full unrestricted access to the whole site, which enables a range of recreational activities to be undertaken. There are a small number of sites providing perimeter footpaths to which the public has access, these are not considered to be publicly accessible open space in terms of this strategy and are therefore not included in the calculations undertaken to date.

Public Access Provision at Minerals and Waste Sites in Central Bedfordshire

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
Sandy Heath (JD)	Sand Quarry	Potton Road, Sandy Plan ref. BC/CM/96/13-1	60ha	The creation of a number of valley features incorporating areas of heathland, woodland and rock outcrops. (Restoration Concept drawing S2/65)	Management of the restored land is undertaken by the RSPB. Public access to restored areas is already provided through the creation of a permissive footpath and through guided walks provided by the RSPB. As mineral extraction is completed and restoration progresses, further permissive footpaths and bridleways will be created and eventually dedicated. The site is located close to The Lodge (RSPB headquarters and visitor centre). The RSPB is in the	Approximately, 20ha has been restored and is under the active management of the RSPB. Restoration of remaining permitted area is to be completed by 31 Dec 2018. An application is likely to extend this deadline.

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
					process of considering ways to increase public access between the Lodge and the restored quarry.	
Quest Pit (JD)	Clay Pit	Quest Pit, Stewartby Way, Stewartby Plan ref:- BC/CM/2000/4-1	88ha	Restoration to a valley landform with open water, reed bed and marshes, grassland and woodland (Restoration Concept HBk-52 / 06 Rev C)	No public access proposed.	Extraction ceased in 2008 (when the brickworks closed). The site was not fully extracted, which will impede the delivery of the low level restoration scheme. Restoration has not commenced within the extracted section of the site as permission exists for NIRAH to be developed.

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
Simpsonhill Plantation (JD)	Sand Quarry	Silsoe Sandpit, Bedford Road, Silsoe Plan ref:- BC/CM/1998/17	5ha	Natural regeneration to woodland and acidic grassland. (Restoration concept P2113 D1)	No public access proposed.	Approx 1ha restored. Extraction permitted to continue until 2042. Progress with restoration will be slow as the quarry is only campaign worked for 2-3 weeks a year.
Aspley Wood (JD)	Fullers Earth Quarry	Former Steetley Quarry, Woburn Road, Woburn Sands	47ha	Restoration to predominantly commercial woodland, with enhanced amenity. This includes a variety of broadleaf, coniferous and mixed woodland, and open space bordering the reinstated rights of way network. (Restoration drawing 3574/D01/D12-0463 rev 3)	Reinstated public footpaths and bridleways cross the site. CBC manage Aspley Wood (some 300+ ha) area under an Access Agreement with Bedford Estate. This includes the land around the former quarry. Aspley Wood is one of the leading mountain bike areas in the region. Parking is a problem – CBC has	Restoration to woodland commenced in 1993, progressing northwards, and was completed by 2006. Planting struggled due to impoverished soils and the landowner (Bedford Estate) has recently had a revised planting scheme approved which includes extensive replanting programme to be completed in the 2013/14 planting

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
					upgraded a lay-by on Woburn Road but this is still insufficient on busy days. An option being muted is the possibility of providing car parking, potentially with visitor facilities, at the site of the former quarry building (which has permission to be retained for forestry uses).	season.
Broom (JD)	Sand and gravel quarry	Broom Quarry, Gypsy Lane, Broom Plan ref:- BC/CM/2000/45-1 BC/CM/2005/6-1	96ha Main Site: 54ha Extension: 32ha	Main Site: Restoration to agriculture, with lakes designated for recreational uses (fishing and sailing) and nature conservation, and a reinstated/enhanced rights of way network, including a nature trail (see Restoration drawing B92/15a and Section 106 agreement). Extension: Approved	Reinstated/enhanced public footpaths, bridleways and natural trails cross both the main site and extension area. The Section 106 requires the landowner to make the restored lakes within the main site available for sailing and fishing on	Main site: Mineral extraction began in 1997 and the site was worked progressively in ten phases. Extraction completed October 2007. Restoration should be completed by Dec 2014 (delayed by need to retain the plant site whilst extraction taking place

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
				restoration to a shallow valley landform with a stream and a series of pools running through a marshy grassland. Woodland planting and public access will be provided around the perimeter (see B92/148b and Section 106 agreement). S106 agreement also requires long term management of the wildlife conservation features in the extension area (20 year aftercare scheme).	reasonable terms to Clubs and Associations, membership of which is available to local inhabitants. Details of the car parking, buildings and structures required for such activities are to be submitted and approved under the terms of the S106.	in extension area). Much of the agreed rights of way network has already been laid out and dedicated. Extension: Mineral extraction began in October 2007, and the site is due to be extracted and restored by Dec 2014. Extraction is now complete and restoration should be completed by the Dec 2014 deadline.
Broom South (JD)	Sand and gravel quarry	Land to the south of Broom, Plan ref:- BC/CM/2006/30-1	113ha	Restoration to agriculture, with two irrigation lagoons and a conservation lake and wildlife area, and a reinstated/enhanced rights of way network (see S165/251 and Section 106	Reinstated/enhanced public footpaths and bridleways will cross the restored site.	The planning permission for Broom South was implemented in April 2013. A footpath along the west bank of the

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
				agreement).		River Ivel is to be provided before extraction commences in phase 2 (i.e. late 2015). CBC has until April 2018 to request the operator to provide a footbridge over the River Ivel to link the site to Langford. This is subject to CBC confirming that the necessary access arrangements are in place on the eastern bank of the Ivel.
Whitsundoles Farm (JD)	Sand and gravel quarry Plan Ref:- 97/15	Whitsundoles Farm, Broughton Road, Salford	36ha	Restoration to woodland, meadows, ponds and marshy grassland (See KB-W001-M, Oct 2013)	Reinstated public bridleway crosses the site.	Planting has been carried out progressively, with the earliest completed 6 years ago. A public footpath, diverted whilst mineral

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
						extraction was taking place, has now been reinstated. Restoration to be completed by 27 August 2015.
Cainhoe (GT)	Sand Quarry	Amphil Road Shefford	9.2ha	Part of the site will be restored to grass land for grazing while the other half of the site will be restored to Biodiversity under a S106.	There will be no public access or rights of ways.	Active, restoration to be completed by 2039.
Arlesey (GT)	Landfill	Mill Lane Arlesey	9.6ha	Will be a mixture of Woodland and species rich grassland.	Public Rights of way will run around the site but there will be no further access across the site.	Interim restoration is near completion. The site cannot go into full restoration for at least another 50+ years.
Stone Lane (GT)	Inert Landfill	Woburn Road	17ha	Mixture of Grazing land, small water bodies, species rich grassland, woodland and hedges	ROW will run around the site with one footpath	Restoration to be completed 2024

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
		Heath and Reach		and energy crops	across the site	
Double Arches (GT)	Sand Quarry	Shenley Hill road Heath and reach	48ha	DA contains a SSSI and area of Ecological interest The site is large at 48ha, including 14ha of semi-improved grassland, over 8ha of open water and c.13ha of re-seeded grassland. It is intended for the sites after use to be agricultural and nature conservation.	None at the moment. The Site is due its ROMP review next year and RoW provision will be reviewed at this time.	The site has planning consent for quarrying and processing operations until 21st February 2042. Restoration 2043. ROMP Review 2015.
Nine Acres (GT)	Sand Quarry	Mill Road Heath and reach	20ha	The primary after use of Nine Acres will be agricultural grazing. However woodland and species rich grassland will also be planted to increase biodiversity. There will be no direct access onto the site.	Pathway agreement to be signed to create a green corridor across part of the site.	Active restoration is progressive and should be completed by 2018.
New Trees (GT)	Sand Quarry	Shenley Hill Road Heath and Reach	6.0ha	Agricultural land, wood land planting, open water, species rich grassland.	Public access will be allowed going around the site with connections to Leighton Buzzard, Chamberlains Barn and in the direction of Reach	Active until June 2042. Restoration to take place within 12 month after

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
					Lane and Mundays Hill Quarries	
Chamberlains Barn (GT)	Sand Quarry	Heath Road Heath and Reach	19ha	Restoration for this site is currently uncertain.	No public access allowed as part of approved restoration plan.	Restoration scheme likely to require review in near future.
Totternhoe Stone (GT)	Clunch stone quarry	Former Lime Quarry, Totternhoe	0.2ha	Although the site is due an IDO review for restoration, it is likely the Wildlife trust will keep the stone quarry as it remains with natural regeneration.	ROW bound the former works but there are no plans for any ROW near the quarry itself.	Active until 2015 and then left for natural regeneration.
Myers Farm (GT)	Sand Quarry	Potton Road Everton		The approved restoration plan includes areas of tree and hedge planting with some grassland. However this is subject to change.	Currently FP 12 will be reinstated across the site. Other rights of way could be included in the new restoration plan and ROMP review. The site is bounded by footpaths and bridleways.	Active, restoration to be completed by 2015.
Sundon (GT)	Landfill	Common Road Sundon	102 acres	Will be an area of Public Amenity (owned by CBC) with a combination of meadows, chalk grassland and wooded areas.	There will be extensive ROW round and through the site once restoration is	Restoration to be completed 2019.

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
				Local Planning Authority is awaiting new restoration plan.	completed.	
Rookery Pit (SM)	Clay Pit	Land off Green Lane, Stewartby (BC/CM/2000/8)	210ha (partly in BBC) Rookery south pit approx. 100ha	Rookery Pit north – amenity including lakes and nature conservation. Rookery Pit south – low level agricultural restoration with tree planting around edge. (Plan: Restoration Strategy 8.7A)	The scheme provides for a network of paths around the pits and between the pits. These are initially permissive but some will be dedicated at a later stage (Section 106 agreement relating to ROW)	Some paths have been constructed but have not been made accessible to the public (contrary to the s106 agreement) – this is being followed up. The permission extends up to 2042. Rookery south has now been designated both a strategic site for non hazardous waste landfill and for waste recovery purposes. In the longer term this will affect the level of activity in this area –

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
						which is currently quite quiet.
Churchways (SM)	Sand Quarry	Eastern Way, Heath and Reach	39ha	Agriculture and Ecological after use (Plan no.497/PL9 Restoration Plan)	No public access provision within restoration scheme	At first review (1999) about half the site had been restored. The remainder is still in various stages of extraction and restoration. Restoration to be completed by 21 February 2042. Application for review of conditions due May 2015
Checkleywood (SM)	Sand Quarry	Eastern Way, Heath and Reach	34ha	Agriculture and Nature conservation area (plan no.497/PL9 Restoration Plan)	No public access within restoration scheme	Still being extracted and in process of restoration. Restoration to be completed by 21 February 2042. Application for review of conditions due May

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
						2015.
Mundays Hill (SM)	Sand Quarry	Eastern Way, Heath and Reach	55ha	Mainly Agriculture with a wet land habitat at the western end of the site (plan no. 496/PL4 dated 17.6.1997. Restoration Plan)	No public access within restoration scheme	Restoration to be completed by 21 st February 2042.
Grovebury Road (SM)	Sand Quarry	Grovebury Road, Leighton Buzzard	126.5ha	Agriculture, lake/reedbed, tree planting (plan no. GQ-RP-9 Rev A)	Comprehensive permissive rights of way network and some PROW, including path around lake and cycle track. Connections with existing ROW. Section 106 agreement relating to ROW provision	Grovebury is still an active quarry. The western side has been worked although the land is not completely restored. Extraction is now in eastern extension. An outer path has recently been constructed.

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
Brogborough (DP)	Non-hazardous Landfill	Woburn Road, near Lidlington	192 ha	<p>The approved restoration scheme provides for extensive blocks of woodland and shrub planting, hedgerows, species-rich meadow, wetland and open water habitats.</p> <p>Main Interim Restoration Plan no. 464R239D.</p> <p>Main Final Restoration Plan no. 464244B/</p> <p><i>Nb. Both plans currently being revised to reflect a number of changes on the ground.</i></p>	<p>A network of dedicated public rights of way (footpaths and bridleways) will be created to link in with the surrounding network. No areas of open access are included.</p>	<p>Site has been largely restored to an interim stage.</p> <p>Final restoration will not be achieved in the foreseeable future since certain buildings and infrastructure associated for environmental emissions monitoring and control purposes (e.g. gas pipework for the collection of leachate and landfill gas, leachate storage tanks and groundwater test boreholes) will need to be retained so that the operator can fulfil Environment Agency Permitting</p>

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
						<p>obligations.</p> <p>New rights of way expected to be fully open to the public later this year. Some routes across the outer parts of the site are already open however.</p>
Kensworth Quarry (DP)	Chalk Quarry	Isle of Wight Lane, Kensworth, Dunstable, LU6 2PP (Plan ref. BCC/92/001)	169ha	<p>Low level restoration scheme involving the creation of 40 ha of exposed chalk grassland on the upper slopes, permanent leys, tussocky grassland, chalk cliffs, woodland and hedgerows.</p> <p>ARUP Restoration concept Figure 6.</p>	<u>Future provision:</u> In accordance with green infrastructure initiatives, public pedestrian access within the will be facilitated by the creation of footpath routes. This is secured by Section 106 Agreement attaching to the current permission dated 16 August 2010. A designated pedestrian route from the Chilterns Gateway Centre will cross the southern edge of the restored quarry land.	Restoration is required to be completed by 31 December 2037.

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
					<p>Visitor information panels will be provided as a recreational, educational and scientific resource.</p> <p><u>Existing provision:</u> In accordance with a 1993 Section 106 Agreement, a nature reserve was established several years ago on the worked out western section of the quarry. It is publicly accessible via the existing rights of way network bordering the operational quarry site. The reserve comprises a steep-sided bowl supporting calcareous grassland and trees. In addition, a geological exposure has been preserved.</p>	

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
Fox and Hounds (DP)	Inert Landfill	Adjacent to A505, near Potsgrove / Heath & Reach (Plan ref. BC/CM/2002/14-1)	1.2ha	<p>Open grassland habitat for low level conservation grazing together with pond and coppiced woodland edge. Scheme tailored to complement the adjacent Kings Wood National Nature Reserve.</p> <p>Drawing no. SA/8704/2.</p>	No public access permitted.	<p>The site was fully restored in late 2004. A 10 year ecological management programme is being implemented by the Greensand Trust who act as conservation managers on behalf of the owner. There are 2 years of the ecological programme remaining.</p> <p>.</p> <p>.</p>
Bryants Lane (DP)	Sand quarry	Woburn Road, Heath & Reach (Plan ref. BC/CM/96/9-1)	22.5 ha	<p>An up to date detailed restoration scheme has yet to be approved. Outline restoration proposals are currently before the Minerals Planning Authority as part of the first periodic review for determination of new operating conditions. This submission states that the site will be restored to a low level with steep terraced sides</p>	<p>No open access is proposed. However, the operator will be required to reinstate Footpath No. 1 to its original course but this will not be possible whilst the quarry is still operational.</p> <p>With respect to the</p>	<p>Extraction must cease not later than 31 December 2041 and final restoration of the site must be completed by the end of 2042.</p>

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
				and a fairy level base encompassing grazing pasture, scrub, woodland and wildlife habitats.	temporary diversion of Footpath No. 1 which runs along the northern edge of the quarry, officers are considering the landowner's offer to make this available on a permanent basis as a supplementary route.	
Thrift Quarry (DP)	Inert Landfill	Thrift Road,	5.1 ha	A community playing field / sports pitch (140 metres x 90 metres), heathland area and species-rich meadow form the three component parts of the approved restoration plan. Main restoration drawing ref. 4092431/THRIFT/LS006 Rev G.	Heath & Reach Parish Council has entered into a 50 year peppercorn lease with the landowner such that it will control and manage the use of the sports pitch facility and oversee routine maintenance. In order to formalise arrangements for the neighbouring St Leonards school to use the site on a regular basis, the Parish Council intend to	Having been recently restored, the site is in the early stages of the aftercare period. It is expected that the sports pitch will be actively used from this year.

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
					enter into a simple licence with the school Governors. Access to the sports pitch will be by arrangement through the school grounds. There is no provision for open, unrestricted access at any time.	
Fox Corner (DP)	Sand Quarry	Woburn Road, Heath & Reach (Plan ref. 400/152-1)	c. 2 ha	Detailed proposals for the final restoration of the site are being developed and will be submitted in autumn 2014 as part of an application for the review and determination of new operating conditions.	No public access provision.	2041 end date for extraction and restoration works.
Reach Lane (DP)	Sand Quarry (& inert landfill	Woburn Road, Heath & Reach (Plan ref. CB/09/06556/MW-	26 ha	Approved scheme provides for a low level restoration landform with typical 1 in 5 batters. A significant proportion of the pit will be	Public access entails a new bridleway route following the western, southern and eastern	The first section of the bridleway (Overend Green Lane to Gig Lane) was created and

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
	in part)	1)		<p>restored as species-rich grassland interspersed with wooded areas and copses to break up the extensive slopes. Grazing pasture delineated by new hedgerow will be established at the top of the eastern and south eastern slopes. A water body will be situated at the base of the pit – this will collect and manage surface water run off from within the site.</p> <p>Indicative drawing no. 4092431/412 Rev B and detailed planting plan ref. 4092431/426 Rev D.</p>	<p>perimeter of the quarry linking Overend Green Lane to Reach Lane on the edge of Heath & Reach village.</p>	<p>opened as a permissive route in 2011. The second section, from Gig Lane to Heath & Reach, is scheduled to be installed in late 2015, initially as a permissive route. Upon final restoration of all phases of the quarry, to which a deadline of 31 December 2016 applies, the whole length of the bridleway must be made available for formal adoption as a public right of way.</p>
Pratts Pit (DP)	Sand Quarry	Billington Road, Leighton Buzzard	65 ha	The overall Pratts Quarry restoration scheme is for housing,	There will be a variety of informal open space in the	Extraction of the site is required to be

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
		(north side of A505) Plan ref. BC/CM2008/41)		<p>informal public open space, formal playing fields, amenity lake with aquatic planting and nature conservation areas. The lake and associated swale and drainage infrastructure are designed to serve as a facility for management of surface water runoff from the new residential development to the north.</p> <p>Main drawing ref. 0329.1.2G ('Landscape Restoration with Pylon Retained').</p>	<p>form of grassland, meadow and woodland for low key recreation and more secluded areas for nature conservation. A circular lakeside path will be installed with a link to Billington Road.</p> <p>Paths will be constructed to a standard to allow use by disabled persons.</p> <p>The land will be transferred to the ownership of Central Bedfordshire Council for use as public open space upon completion. The management body or organisation for the land has yet to be identified but is likely to be the Council's Countryside Access</p>	<p>completed by the end of May 2014 and a further period of 30 months is allowed (i.e. until November 2016) for completion of final restoration. It is anticipated that the mineral operator will need to submit an application for a short extension of time (perhaps 6 months) in order to complete extraction.</p>

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
					<p>Service.</p> <p>A Section 106 Agreement contains obligations for the future use of the site, namely:</p> <ul style="list-style-type: none"> - management of the informal and formal open space for a minimum period of 25 years from completion of the engineering / restoration works; - dedication of a public right of way from Billington Road and around the perimeter of the lake; and - provision of financing by commuted sum to 	

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
					enable the Management Plan to be implemented.	
Ledburn Road (DP)	Disused quarry	Ledburn Road, Leighton Buzzard (Plan ref. CB/11/03849/MW-1)	8 ha	<p>Low level restoration of the disused void to create new wildlife habitats comprising:</p> <ul style="list-style-type: none"> - sloped sides planted with trees; - a lake at each end of the site; and - a gently undulating grassland plateau on the central base area of the site with small ephemeral ponds in localised low spots. <p>Final restoration concept drawing no. P1062/2A.</p>	<p>The agreed proposals provide for the following, but which need to be secured through a Section 106 Agreement which has yet to be finalised:</p> <ul style="list-style-type: none"> - a new public right of way (footpath) across the eastern side of the site with entry / exit points at either end to connect with Mentmore Road; - a new circular permissive footpath route around the 	<p>The site is currently in a despoiled state. The Council has resolved to grant planning permission for the remediation of the site by treating and re-spreading the existing deposits of imported clay materials subject to the prior completion of a Section 106 Agreement. As a significant amount of earthworks are involved, the remediation and final restoration of the site will take place over a</p>

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
					<p>northern lake and central grassland area for a period of 25 years from completion of restoration; and implementation of a 25 year Management Plan for the nature conservation and informal public space areas of the site.</p> <p>The Greensand Trust (GST) will be handed the role of land managers through a renewed lease arrangement to allow it to develop as a wildlife haven. (The GST has held a leasehold interest on a portion of the site since 2004, although the land</p>	period of 3 years

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
					has not really been managed during this time).	
Warren Villas (Manor and Ivel Farms southern extension, including mineral plant site) (DP)	Former Sand and gravel quarry	New Road, Sandy SG19 1AW (Plan refs. CB/11/01376/MW-1 & P1/861/59C)	32.4 ha	<p>Restoration to arable use (section alongside A1).</p> <p>Restoration of remainder of site predominantly to nature conservation uses with some recreational elements, incorporating</p> <ul style="list-style-type: none"> - floodplain grazing pasture; - open water with marshy grassland margins; - blocks of woodland; - stock ponds (utilised by Manor Farm Fisheries); and - exposed gravelly substrate area with scrape feature left to natural regeneration 	<p>An existing Section 106 Agreement tied to the mineral working permission contains obligations for:</p> <ul style="list-style-type: none"> - creation and maintenance of a permissive footpath for a minimum period of 25 years and dedication of a further section for use as a footpath which will link with existing Public Footpath no. 19; and - implementation of a Management Plan in relation to the nature 	<p>The whole of the site has been satisfactorily restored except for the former plant site but this does not impact on the delivery of the public access requirements. The footpaths are expected to be laid out and opened to the public later this year once an amendment to the Section 106 has been finalised to take account of, <i>inter alia</i>, changes to the alignment of the permissive path. Similarly, the period of management of the nature conservation land is expected to</p>

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
				<p>(plant site only).</p> <p>Main final restoration drawing no. P1/861/53/10 (Jan 2013)</p> <p>Drawing no. P1/861/61A rev July 2012 (Phase 1a only)</p> <p>Drawing no. P1/861/55a (Plant site only)</p>	<p>conservation land for a minimum period of 25 years.</p> <p>Nb. No informal open space created.</p>	<p>commence during 2014 A Management Plan has already been approved but is currently being revised and updated in parallel with the process of modifying the Section 106 Agreement.</p>
Lodge Farm (including former plant site) (DP)	Former sand and gravel quarry and inert landfill.	<p>Land on the north side of Broughton Road, Salford</p> <p>(Plan refs.</p> <p>BC/CM/2008/42-1;</p> <p>CB/13/00431/MW-</p>	13ha	<p>Native woodland with glades and meadow grassland for agricultural use; disused silt ponds area left to natural regeneration in the interests of biodiversity.</p> <p>ADAS Report dated July 1997,</p>	No public access provision - private use only. No public rights of way cross the site.	<p>Restoration works, including seeding and planting completed in early 2012 (with the exception of a small area of disturbed ground abutting the silt ponds where levelling and cultivation of the</p>

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
		1; 7/1987).		ref. 100951/ANEHT/SOUTHSECTIO N Drawing no. ASC.01.38 (dated 03/08/01).		land remains outstanding).
Grovebury Farm (NC)	Sand Quarry restored through the importation of inert waste	Grovebury Road, Leighton Buzzard, LU7 4SQ	6ha	Interim arrangement for the site to be restored via the importation of inert waste followed by clay capping, spread with topsoil and seeded to rough grassland/pasture. It is very likely that the site will be developed for housing, as there is an outline planning permission in place, though the reserve matters are yet to be submitted. In the event that full planning permission	None included in the restoration scheme	The void has been filled and levelled to pre-restoration contours (i.e. minus the topsoil layer). Outline planning permission for housing at the site has been granted.

Site (case officer)	Type of site	Location	Area	Summary of approved restoration scheme (include plan reference)	Public access provision, including facilities	Status (planned/partial complete/complete) <i>If not complete, please provide completion date.</i>
				for residential development is not implemented within 5 years from the date of completion of the landfill operations, the site must be restored to grassland and landscaped within 7 years from the completion of landfill operations.		

Appendix G. Adoption Standards and Commuted Maintenance Sums

The council's Countryside Access Service and Leisure Services sections currently own and manage a range of open spaces and children's play facilities. The council will consider the adoption of certain applicable types of new facilities in accordance with the respective departments' guidance set out below.

When a developer offers a site to the council for adoption, the following general process will be followed:

1. To consider a site for adoption, the council will require full details of the development and the areas/sites the developer proposes for adoption.
2. The developer shall provide a scale plan (1:1250) detailing all the areas and features they propose for adoption. The plan should identify all landscaping elements, including trees, shrub, hedge and grass areas; for play areas developers must provide details of the play equipment, surfacing, fencing etc separately. Each of the elements/facilities which comprise the site must be quantified in square metres.
3. Where the council is willing to accept the adoption of new facilities, a financial contribution will be required to cover the cost of future management and maintenance. The current costs are outlined in the respective sections below. These sums will be reviewed annually and the current version will be available on the council's website.
4. The site information provided by the developer will be checked and the commuted sum figure will be calculated.
5. The council will evaluate the site for adoption and inform the developer if it wishes to adopt the site. The council will inform the developer of any problems with the site or remedial action required in order that the developer can rectify these to the satisfaction of the council, prior to the council adopting the site. Any areas proposed for adoption must be laid out fully in accordance with planning approvals.
6. The developer will be informed of the commuted sum, which will also include the cost of the council's legal fees in respect of the land transfer.
7. Should the developer wish to proceed with adoption then written confirmation of acceptance of the commuted sum and remedial action will be required together with six copies of the site plan identifying in a red outline the areas for adoption. The developer will also provide details of their solicitors or representatives that will deal with the transfer of the land which will be passed to the council's legal department.

Management Company

In certain circumstances a developer may choose to transfer the ownership of a site to a private management entity which will be responsible for its long term maintenance as well as ensuring ongoing public access to the site.

In this instance the developer will be required to provide details of the management entity to the council for approval to ensure the entity is sufficiently well-funded, or will be so, to ensure that the facilities are capable of being managed and maintained to the appropriate standard in perpetuity.

A management plan must be submitted and agreed in writing by the council to ensure that appropriate maintenance and safety inspections regimes are carried out to ensure the site remains safe for public use.

Town or Parish Council

Where a town or parish council is to adopt a site, the developer must consult directly with the town/parish council to agree the adoption and the commuted sum for maintenance. The commuted sum must be paid by the developer to the town/parish council at the time of the land transfer. The town or parish council may utilise the commuted sum calculations below or use its own maintenance contract specification and rates.

Chapter 2: Recreation and Open Space Strategy

Adoption of Open Spaces - Countryside Access Service

1. Countryside Access Service

This policy relates to the type of newly created open space sites that the Council's Countryside Access Service (CAS) would consider adopting and managing. As an indication of the type of sites which may be applicable for adoption by CAS, Table 1 identifies the type of sites CAS currently own and / or manage.

Table 1.

Countryside Access Service - Existing Responsibilities	
Countryside Sites:	<ul style="list-style-type: none">• Country parks• Urban parks• Woodland• Wildlife sites• (all types except linear routes)
Heritage Sites: (e.g. Swiss Garden at the Shuttleworth Estate)	<ul style="list-style-type: none">• Landscape with heritage value• Buildings and landscape with heritage value
Common Land and Village Greens (statutory responsibility to manage)	
CROW Act Open Access Land (statutory responsibility to manage)	
Rights of Way (statutory responsibility to manage network)	

2. Evaluation of Sites for Adoption

The suitability for adoption and management of new sites by the Countryside Access Service will be considered on a case by case basis. Table 2 below outlines the basic criteria sites must meet in order to be considered for adoption by CAS.

Table 2.

Chapter 2 Appendices

Chapter 2 – Open Space Typologies Suitable for Adoption by CAS

- Country Parks
- Large Recreation Areas (Informal)
- Urban Parks (dependent on nature and location of site)

Criteria for Adoption of New Sites by CAS

- Sites should be minimum of 1ha in size
- Should have a relevance and similarities to the existing portfolio of CAS sites
- Sites that are connected to existing CAS site (if below 1ha or of different typology)

3. Sequential Approach

Table 3 identifies the sequential approach which will be taken in considering sites for adoption by CAS. The decision regarding adoption will be made using this approach and in accordance with the relevant policies of Central Bedfordshire Council and the Countryside Access Service.

Table 3.

Sequential approach for considering site adoption

- i) site offered to CBC (CAS) for adoption with commuted sum negotiated;
- ii) site offered to relevant town or parish council for adoption with commuted sum negotiated by Town or Parish Council;
- iii) site offered to partner organisation – i.e. Marston Vale Trust, The National Trust, The Wildlife Trust, The Greensand Trust;
- iv) developer retains ownership and a management company maintains the

facilities to CBC defined and approved standards.

4. Commuted Sums

Central Bedfordshire Council will only accept the transfer of new open space sites where an appropriate commuted sum is paid for the future maintenance of the open space. The commuted sum will provide for the appropriate management and maintenance of the open space and avoid situations where open spaces are neglected and deteriorate to an extent that their functions are harmed.

For open space sites less than 5ha the commuted sum will be calculated for a maintenance period of 15 years and for sites over 5 ha it will be calculated for a maintenance period of 20 years. The site areas are for general guidance only as the levels of facilities on a site may influence, to a greater or lesser degree, the amount of commuted sum; i.e. a 4 ha site may be provided with a car park, building and other facilities that could require a longer maintenance period.

5. Aftercare Period

Where CAS agrees to the adoption of a new open space, the site will be maintained by the developer to the satisfaction of the Council for a period of 12 months after it is laid out. Upon the expiry of this period, a land transfer shall be completed which transfers the site to the Council and the agreed commuted sum paid to cover its future maintenance.

6. Adoption Requirements

Prior to the land transfer being completed (and following the 12 month Aftercare period) the open space will be inspected by the Countryside Access Service and the Council's Property Services Surveyor to ensure all the planning conditions have been discharged. Any undischarged planning conditions, problems with planting, landscaping, fencing, access, etc which are evident will be referred to the developer for rectification prior to adoption.

7. Sustainable Drainage Systems

Sustainable Drainage Systems can form a valuable part of the open space, however, it should be planned at the outset and a discreet adoption process will be required.

Please refer to the Central Bedfordshire Council SuDS Approval and Adoption Guide, and Section 6 below.

8. Management Plan

A Management Plan should be submitted by the developer for the open space and approved by CAS. The management plan will detail the management (including conservation/ecological) regime (including costings) for the open space site for a 20 year period. The Management Plan will be required irrespective of who will be managing the site and will be a planning condition or S106 requirement.

Table 4 sets out an example of how the commuted sums are calculated, using figures which are valid at the time of writing.

Table 4.

Countryside Access Service					
Commutted Sum Calculator for Country Parks, Large Recreation Areas (Informal) and Urban Parks (under review).					
	Unit Cost	Number per site* per year	10 year cost	20 year cost	
Officer/Ranger Inspections	£40.00	25	£1,000.00	£10,000.00	£20,000.00
visits per year					
Bins and emptying	£190.00	2	£380.00	£3,800.00	£7,600.00
Access Routes (including surfaced paths) per linear m	£30.00	1000	£3,000.00	£30,000.00	£60,000.00
Access Infrastructure					
Signage, waymarking and interpretation	£15.00	100	£150.00	£1,500.00	£3,000.00
Grounds Maintenance	£4.40		£2,900.00	£29,000.00	£58,000.00
Grass management	£0.80	2500	£2,000.00	£20,000.00	£40,000.00
Hard Surface and Perimeter Weed Spraying	£0.40	1000	£400.00	£4,000.00	£8,000.00
Ground cover Maintenance	£3.00	100	£300.00	£3,000.00	£6,000.00
Tree Maintenance	£0.20	1000	£200.00	£2,000.00	£4,000.00

x 2 visits per year

Seats/Benches	£50	1	£50.00	£500.00	£1,000.00
Fencing, Gates & Boundary Treatments	£12	1000	1200	£12,000.00	£24,000.00
Notice Boards and Cabinets	400	1	40	£400.00	£800.00
Special Features					
X As appropriate and to be costed accordingly.					
Totals for Site			£8,720.00	£87,200.00	£174,400.00

*Size of site is based on sites between 1 and 10 ha. For sites above this size - the costings will be increased accordingly.

Chapter 2: Recreation and Open Space Strategy

Adoption of Equipped Children's Play Areas and Open Space within the Settlement Envelope

1. Leisure Services Section

This policy relates to the type of newly created children's play space sites that the Council's Leisure Services Section would consider adopting and managing.

2. Evaluation of Sites for Adoption

Consideration of the suitability for adoption and management of new sites by the Leisure Service Section will be considered on a case by case basis. Table 2 below outlines the basic criteria sites must meet in order to be considered for adoption by Leisure Services.

Table 2.

Chapter 2 typologies suitable for adoption by Leisure Services

- Children's Play Spaces
- Facilities for Young People

Criteria for adoption of new sites by Leisure Services

- Sites should be minimum of 100 square meters in size
- Should have equipment relevant to their respective typology i.e. formal children's play equipment, equipment/facilities for young people

3. Sequential Approach

Table 3 identifies the sequential approach which will be taken in considering sites for adoption by Leisure Services. The decision regarding adoption will be made using Chapter 2 Appendices

this approach and in accordance with the relevant policies of Central Bedfordshire Council and the Leisure Services Section.

Table 3.

Sequential Approach for Considering Site Adoption
<ul style="list-style-type: none">i) The housing developer offers the play area to Central Bedfordshire Council (CBC) for adoption. If the area meets the Standards for Adoption set out below, CBC will accept adoption of the area. However, CBC reserves the right to refuse adoption at all times.ii) If CBC chooses not to adopt the area, the housing developer may offer it to the relevant Town or Parish Council for adoption.iii) The housing developer may choose to pass ownership and management of the area to a management company.

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4. Adoption Standards

Size and Layout of Land:

All areas offered for adoption must be at least 100 square metres. The land must have been laid out in accordance with the landscaping, play, sporting or amenity scheme approved by Central Bedfordshire Council as part of the proposed development; in addition the following are required:

Grass

The grass must be of a type specified and approved by CBC.

Trees and Shrubs

These should be planted in accordance with the relevant British Standards laid out below:

- (i) Planting and landscaping BS4428 (1989). The quality of plants should comply with BS3936.
- (ii) Planting and landscaping must be carried out as approved by the Council's Tree and Landscape Officer.

Play Equipment and Safety Surfaces

- (i) Equipment - must be in accordance with the approved play area plans as approved in advance by CBC. The type, manufacturer, quantity and layout cannot be altered unless appropriate permission is granted.
- (ii) All new equipment and components must conform to and be installed in accordance with BS EN 1176.
- (iii) Safety surfaces - Continuous wet pour rubber safety surface should be used, installed flush with ground level. The safety surface must conform and be installed in accordance with BS EN 1177 and BS7188. The free height of fall of the safety tiles must be equal to or greater than the free fall height of the equipment that the safety surface is to be provided for when tested in accordance with BS EN 1177 and BS7188

Sustainable Drainage Systems

Please refer to the Central Bedfordshire Council SuDS Approval and Adoption Guide, and Sustainable Drainage Systems – Additional Safety Information below.

5. Adoption Requirements

Prior to adoption by the Council, the open space will be inspected by a Facility Officer and Planning Officer to ensure all the planning conditions have been discharged. In addition, any problems with landscaping, fencing, access etc which are evident will be referred to the developer for amendment prior to adoption.

In respect of play areas, the developer will be required to employ an independent inspector to carry out a post-installation inspection of the play site in accordance with the British Standards for play equipment and safety surfacing BS EN 1176, 1177 & BS7188. In addition, the independent inspection will include an assessment of the facility and its immediate environs against the access requirements of the Disability Discrimination Act (DDA) 1995. Any faults, barriers to reasonable access, or non-compliance with the British Standards must be rectified before adoption can be considered.

6. Commuted Sums

This Council will only accept a transfer of open space provided a commuted sum is paid for the future maintenance of the open space. This will be for 15 years' maintenance of small POS sites, but for sites within major developments it will be for 20 years' maintenance.

Set out below is an example of how these sums are calculated, using figures which are valid at the time of writing the guidance notes. The table below shows an example of a commuted sum calculation.

Grass Cutting

- 16.5p per square metre
- 13 cuts per year
- 15 years

- e.g. 100 sqm. of grass

Total cost for 15 years' grass cutting would be £3217.50

Independent Play Area Inspections

Equipped Play Areas will have an Annual Independent Inspection, at a cost of £46.50 per year.

- £46.50 per site per year
- 15 years
- e.g. 1 site

Total cost for 15 years' annual independent inspections would be £697.50

Council Play Area Inspections

In addition to the Annual Independent Inspections, the Council will inspect the site once per week:

- £30 per site per inspection
- 52 inspections per year
- 15 years

Total cost for 15 years' Council Play Inspections would be £23,400.00

Play Equipment Repair & Maintenance

- £200 per item, per year
- 15 years
- = £3,000 for one item

Total cost of Equipment Repair & Maintenance for one item would be £3,000.00

Litter Bin Emptying

- £ 97.00 per bin per year (weekly empty)
- 15 years

Total cost of Bin Emptying for 15 years would be £1455.00 per bin, plus cost of a new bin @ £500.00 each.

Litter Bin Vandalism/Maintenance/Replacement

- 25% of cost of new (Big Ben) Litter Bin purchase per year = £62.50

Total cost of Bin Emptying & Maintenance for 15 years would be £2392.00 per bin, plus cost of a new bin @ £500 each.

Seats / Benches Vandalism/Maintenance/Replacement

Metal: £150 per seat per year

- 15 years

Total cost of Metal Seat maintenance for 15 years would be £2,250.00

Timber: £150 per seat per year, plus 15% of cost of new metal seat (Ranger) purchase @ £62 per year

- 15 years

Total cost of Timber Seat Maintenance for 15 years would be £3,180.00

Litter Picking

- 0.21p per square metre
 - 17 visits per year
 - 15 years
 - e.g. 100 square metre site
- Total cost for 15 years' maintenance would be £ 5355.00 *

Shrub Maintenance

- £84 per 100sq.m per cut
 - Two cuts per year
 - 15 years
 - e.g. 100 sqm. of shrubs
- Total cost of shrub maintenance for 15 years would be £2520.00

Hedge Maintenance

- 1.35 p per Linear Metre
 - for two cuts per year
 - 15 years
 - e.g. 100 Linear Metres
- Total cost of hedge maintenance for 15 years would be £2025.00

Fencing

To Fencing Standard BS1722

Metal fencing will be painted once every 5 years.

- £7 per linear metre per year
- 15 years
- 40 Linear Metres

Total Cost of Metal Fence maintenance per 40 linear metres for 15 years would be £4,200.00

Timber Fencing will be stained once every 3 years, plus cost of replacing whole fence with Bow Top metal fencing e.g. 40 linear metres @ £3,200 at 2013 prices

- £8 per linear metre per year
- 15 years
- 40 Linear Metres

Total Cost of Timber Fence maintenance per 40Lin M. for 15 years would be £4,800, plus £3,200 = £8,000.00

Special Features

The cost of maintenance for any special or unusual features will be evaluated separately by the relevant officer.

Sustainable Drainage Systems – Additional Safety Information

If a SuDs is to be located near a play area, the following must be provided:

- (a) safety and information signs must be installed warning of the depth and irregularity of the water levels;

- (b) life saving equipment should be provided, regularly checked and maintained;
- (c) fencing must be provided to a minimum height of 1.1 metres. It must be Band 3 fencing which has vertical bars, is canted over at the top using pretensioned wire or mesh, and is un-climable to children under the age of 8 years;
- (d) planting in and around the water's edge should be used to restrict and hinder access to it, i.e. the use of emergent plants at the water's edge causes the water to be less attractive to potential paddlers;
- (e) a perimeter of grass around the water should be left uncut to allow nettles to flourish and discourage access. Additionally, the planting of thorny hedge and shrub material will add to this effect;
- (f) the play area itself should be securely fenced with the entrance/s away from the water. Seats within the site should be placed with their backs to the water and facing the play equipment to give parents/carers a clear view of children playing at all times.

ROSPA recommend that a risk assessment of the water element and the play facility be carried out and that a management plan be prepared and put in place for the owners/operators of the site to ensure safety equipment and measures are maintained and any new advice/recommendations on water/play are implemented.

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