

# TYPE 8: CLAY HILLS

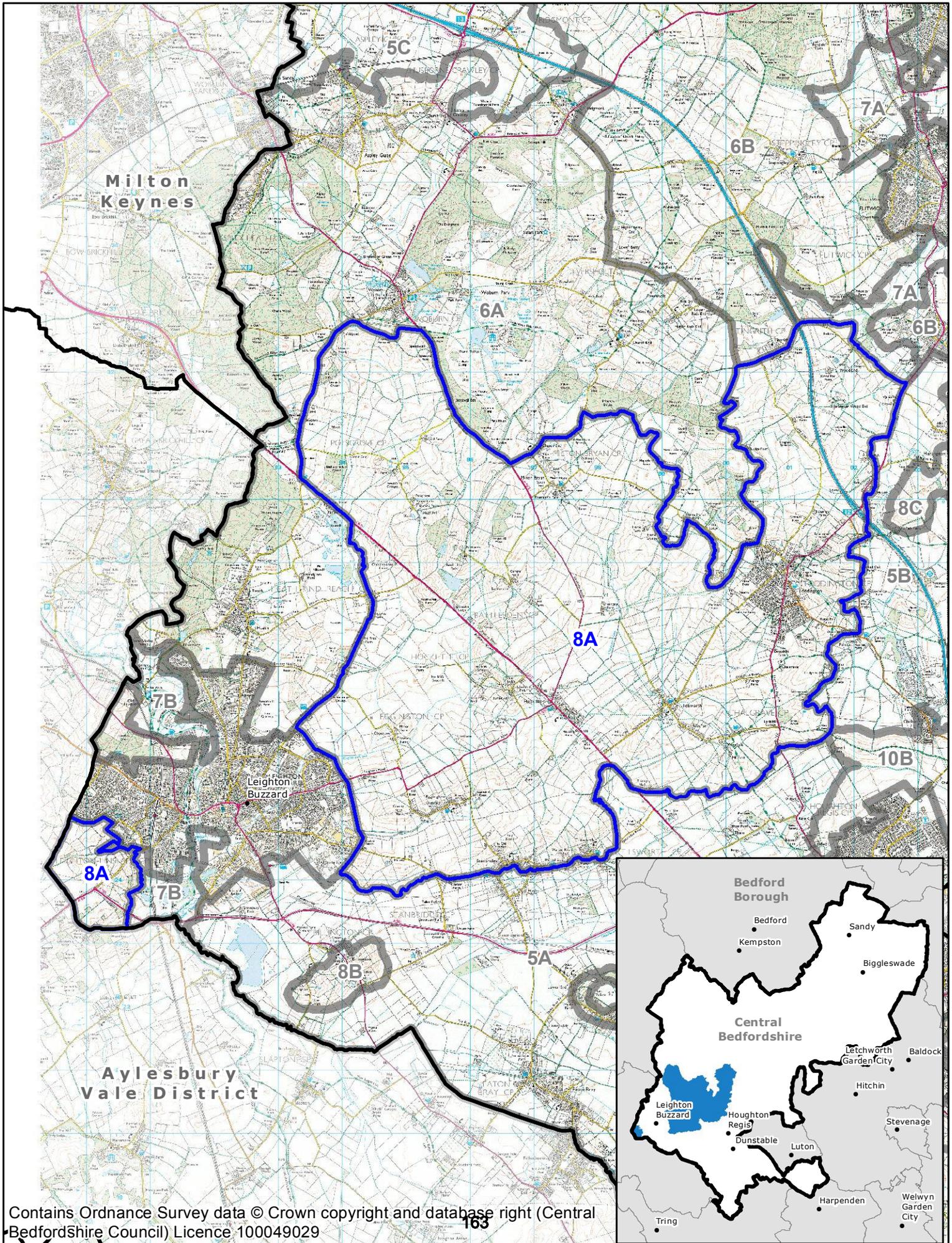
## Key Characteristics

- Series of hills with an undulating, rounded landform and a distinct sense of elevation.
- Settlements typically located on the hill tops and set within a wooded context.
- Dominated by arable crop production but interspersed in places with pockets of pasture.
- Hedges and hedgerow trees form field boundaries and create a strong landscape pattern and wooded context in places.
- Clear views can be gained of the Clay Vales, Wooded Greensand Ridge and Chalk Escarpments.
- Individual farmsteads and scattered trees are frequently in view.
- Village churches occur on highest ground and are prominent landmark features.
- Settlements have a variable character comprising a mix of building styles and materials.
- Numerous springs that arise at the junction of the glacial gravel and Gault Clay some feed hillside marshes - three nationally important nature conservation sites - Dropshort Marsh SSSI, Pulloxhill Marsh SSSI and Tebworth Marsh SSSI.

## Location and Boundaries

- 8.1 Occurring in the centre of Central Bedfordshire, the Clay Hills landscape type occurs where the band of Gault Clay (stretching from southwest to northeast) is capped with drift deposits of Boulder Clay to form a series of rounded hills that rise above the very flat and low-lying landscape of the Clay Vale.

# 8A: Toddington - Hockliffe Clay Hills



## 8A Toddington – Hockcliffe Clay Hills

### Location and Boundaries

- 8A.1 This large area of connected rounded hills extends from Toddington in the east to Leighton Buzzard in the west. The hills form a transition between the dramatically different landscapes of the low-lying, flat and open *Eaton Bray and Barton-le-Clay Clay Vales* (5a and 5b) and the elevated heavily-wooded landscape of the *Woburn Greensand Ridge* (6a). This series of hills is geographically separated from the *Harlington – Pulloxhill Clay Hills* (8c) by a narrow section of the *Clay Vale* (5b) that contains the M1 corridor.

### Summary of landscape character: Key characteristics

- 8A.1.1 A medium scale landscape defined by a series of connected (subtle) hills separating the low-lying *Eaton Bray Clay Vale* (5a) from the prominent *Woburn Greensand Ridge* (6a).
- 8A.1.2 The underlying geology is Gault Clay overlain with deposits of Boulder Clay. Glacial Gravels underlie the village of Toddington and Valley Gravels occur in the valley of the Clipstone Brook (and its tributaries).
- 8A.1.3 An agricultural landscape characterised by predominantly medium-scale fields containing a mix of arable land and pasture (sheep and some cattle grazing).
- 8A.1.4 Strong landscape pattern of fields defined by hedgerows (flailed and gappy in places) punctuated by mature trees (predominantly oaks) and set back from the roads by wide grass verges and drainage channels.
- 8A.1.5 Surviving areas of ridge and furrow pasture, overlain by enclosure field boundaries. Good survival of enclosure fields-possibly the best in the county.
- 8A.1.6 A number of primary transport routes cut through the landscape (M1, A5 (T) Watling Street Roman Road, A5120, A4012), in places flanked by roadside service facilities, car parking and conspicuous coniferous hedges that dilute the rural character of the landscape. The modern transport routes contrast with the historic pattern characterised by winding lanes.
- 8A.1.7 Large individual farmsteads are characteristic, generally located on higher ground.
- 8A.1.8 Distinct sense of elevation on areas of highest ground - clear views gained from the southern and southeast edge of the hills, across the adjacent *Clay Vales* (5a and 5b) to the *Chalk Escarpment* of the Chilterns beyond (9b and 9c) and from areas in the north to the well-treed landscape of the *Woburn Wooded Greensand Ridge* (6a). Views become more contained on lower ground.
- 8A.1.9 Small woodland copses and surviving areas of ancient woodland (Bushycommon Wood, Home Wood and Grove Wood).
- 8A.1.10 Grade II listed Battlesden Park – containing Home Wood ancient woodland. Only 12ha of the parkland survives (once extending to 100 ha). Further area of parkland at Hockcliffe Grange.
- 8A.1.11 Ecological interest includes woodland, grassland and marshland habitats. Key conservation sites include Dropshot Marsh and Tebworth Marsh SSSIs – important base-rich marshland.
- 8A.1.12 A number of public rights of way with a short section of the Icknield Way Trail occurring to the east of Toddington.
- 8A.1.13 Contains the large hill top village of Toddington in the east and extends to the edge of Leighton Buzzard in the west bringing urban fringe influences to the landscape.
- 8A.1.14 Villages retain historic plan forms and are frequently set around village greens and pubs representing former coaching inns. Late 20<sup>th</sup> Century development at settlement edges.

## Landscape Character Description

### Physical and natural landscape

- 8A.2 This medium scale clay landscape rises up from the adjacent *Clay Vales* (5a and 5b) to form a series of gently undulating, interconnected hills that merge subtly with the Greensand Ridge to the north. There is a strong sense of elevation on areas of highest ground (e.g. near Tebworth, Eggington, Potsgrove or Milton Bryan) with distant views across the adjacent vales. Woodland cover is not extensive – restricted to small copses and some surviving blocks of ancient woodland.
- 8A.3 The hills exhibit a fairly strong landscape pattern, largely due to fields being bordered by a surviving, managed hedgerow network, visible across the rolling terrain. Individual farmsteads are scattered across the hills and are usually located on highest ground - frequently occurring in views.
- 8A.4 Characterised by dispersed settlement, the area contains numerous villages and hamlets as well as scattered farms and small areas of parkland are present. Transport corridors, including the M1, are typically lit, flanked with transport service facilities and bordered by conspicuous coniferous shelterbelts. They do not respond to the otherwise strong rural character of the landscape.



Hedgerows give a strong structure to the landscape south of Toddington

### Biodiversity

- 8A.5 The gently rolling farmland is characterised by frequent hedgerows and seasonally wet ditches. These farmland habitats support a range of species and some hedgerows are relatively species-rich. This is a predominantly open landscape, with occasional small copses. The area around Battlesden and Potsgrove contains some larger blocks of mixed woodland, some of it ancient in origin. In addition extensive areas of new woodland have been planted around Leighton Buzzard and Linslade. One of the most important hydrological features of the area is the numerous springs that arise at the junction of the glacial gravel and Gault Clay in the Toddington area. In some cases these feed hillside marshes such as at Dropshot and Tebsworth Marsh (both SSSI). Unimproved neutral grassland would have been a feature of the area in the past although only small scattered remnant sites are present today, as at Eggington Fields and Tebworth Meadow, although larger areas of semi-improved grassland remain - often retaining ridge and furrow. The two areas of parkland are also of ecological interest for their ancient trees, ornamental lakes and semi-improved grassland. The Clipstone Brook and associated streams are a significant biodiversity feature of the area, with mature willow pollards, native black polar and small stands of wetland vegetation along the valley corridors.

## Visual and perceptual character

- 8A.6 This is a landscape of relatively consistent character – a mixed agricultural scene containing both arable and pastoral land where grazing sheep and cattle are frequently in view. The landscape has a strong rural character which is disrupted by transport corridors, including the M1, which are typically lit, flanked with transport service facilities and bordered by conspicuous coniferous shelterbelts. They do not respond to the otherwise strong rural character of the landscape. Distant views are possible from the areas of highest ground.

## Cultural pattern and historic character

- 8A.7 Settlement in this area has tended to be associated with the higher ground (where Boulder Clay overlies the less hospitable Gault Clay), a trend that is first observed in the Iron Age and Roman periods. Theedway, a long-distance route which runs along the south edge of Eggington and Chalgrave parishes towards a junction with the Icknield Way north of Luton, may have its origin as a prehistoric trackway.
- 8A.8 In terms of the historic landscape development, this area has three distinct subdivisions. To the north, the influence of the designed landscape of the Woburn estate can be seen to the south and south-west of Woburn Park, particularly around Milton Bryan and Battlesden, where older field patterns and some ancient woodland survive. South-west of Woburn, there is a more regular pattern of enclosure fields which were modified to some extent by agricultural reorganisation in the later 19th century.
- 8A.9 South of Battlesden and west of Toddington, the medieval pattern comprised mostly nucleated settlements immediately surrounded by a cluster of irregular old enclosures, within which earthworks representing shrunken settlement can often be found. Several of the historic villages have a planned layout and/or were based around greens; there can be more than one township in a parish (e.g. Tebworth and Wingfield in Chalgrave, Clipstone in Eggington). The surrounding extensive open fields were mostly enclosed in late the 18th-early 19th century (though Hockliffe was enclosed earlier by private agreement), and much of this enclosure field pattern survives. In several places, the former medieval strip pattern survives as ridge and furrow underlying the later boundaries.
- 8A.10 North-east of Toddington, where a spur of boulder clay is defined by upper tributaries of the Flit valley, there was probably extensive woodland. The historic parish boundaries of Tingrith, Harlington and Westoning, which interlocked in a very complex fashion (now rationalised), demonstrate how the woodland resources were subdivided between adjacent communities. Westoning Wood End and Harlington Wood End (both now in Westoning parish) originated as assart settlements. Not much survives of the original woodland clearance landscape, apart from areas of small closes and earthworks around the settlements.
- 8A.11 Toddington, the largest historic settlement in the area, was a medieval market town, laid out around a large green. Its importance is indicated by the medieval motte at Conger Hill (a scheduled monument)
- 8A.12 This area contains a large amount of ridge and furrow surviving in earthwork form, now an unusual feature in the Bedfordshire landscape. It is often 'fossilised' within enclosure fields with regular boundaries which clearly cut across the earlier medieval layout. Particularly important in this regard is the scheduled moat and surrounding field system at The Hault, Potsgrove, where the sequence from medieval field layout to regular enclosure boundaries can still be clearly seen in the landscape.
- 8A.13 Moats and medieval settlement earthworks can be found in most of the historic villages. The moats at Milton Bryan, Hockliffe and Westoning Wood End are scheduled monuments, as is the castle motte known as 'Warren Knoll' in Tilsworth. An important manorial centre once existed near Chalgrave Church; a castle earthwork here was ploughed out in the 1960s, but the scheduled manorial fishponds still exist at Manor Farm. An interesting survival is a windmill mound, clearly overlying ridge and furrow north of Stanbridge.

## Settlement pattern; built character

- 8A.14 Settlement is dispersed throughout the landscape and ranges from the large village of Toddington, which is located on high ground, to small linear villages and hamlets – generally in areas of lower elevation. Building age and style is varied with traditional settlement cores (comprising buff and red brick, clay and slate tiles and thatch) focussed around greens such as at Tilsworth and Stanbridge. Late 20<sup>th</sup> Century development typically characterises settlement edges. To the west Leighton Buzzard imparts a strong urban influence, with occasional an abrupt transition between the urban and rural area.



All Saints Church, Chalgrave. Churches form important landmark features in the landscape



20th century settlement edges often form rough interfaces with the surrounding landscape such as this view to the south of Toddington

## Evaluation

### Landscape Change

Past Change	Potential Future Change
Village expansion and urban fringe expansion at the edge of Leighton Buzzard.	East of Leighton Linslade urban extension.
Transport infrastructure (e.g. the M1); Junction 12.	Further transport/infrastructure improvements.
Communications and vertical structures such as pylons and masts.	Potential for small scale development –loss of open space or inappropriate development could dilute individual identity of settlements.
Mineral workings and restoration schemes.	Potential mineral working.

### Key positive landscape features/ strategic sensitivities of the landscape

- 8A.1.15 Strong network of surviving hedgerows and hedgerow trees flanked by drainage ditches and wide grass verges form a distinct, consistent land cover pattern. The hedgerow pattern is vulnerable to change by subdivision to create paddocks and lack of/inappropriate management of boundaries.
- 8A.1.16 Clipstone Brook and tributaries have carved subtle valleys across the hills creating diversity within the landscape.
- 8A.1.17 Areas of ecological value including ancient woodland (e.g. Home Wood, Bushy Common Wood and Grove Wood), grassland and marshland habitats e.g. Tebworth Marsh SSSI, that are now isolated and vulnerable to further loss/lack of management.
- 8A.1.18 A number of public rights of way with a concentration in the east (particularly around Tebworth) linking to the Icknield Way Path (east of Toddington).

- 8A.1.19 The surviving historic parkland of Battlesden Park (grade II) plus historic features such as ridge and furrow surviving within areas of parkland and un/semi-improved grassland.
- 8A.1.20 Strong rural character, which is vulnerable to urban influence not least the visible and audible impact of roads (lighting, screening, embankments) – from urban fringe influences such as extending from Leighton Buzzard, and from coalescence of linear settlements.
- 8A.1.21 Good survival of older irregular fields. Areas of medieval ridge and furrow, overlain by enclosure field boundaries, showing an important sequence of landscape developments.
- 8A.1.22 Good survival of enclosure fields, possibly the best in the county.
- 8A.1.23 Distinct historic settlements, retaining historic plan forms-traditional village cores centred around a church and green with traditional building materials create a strong sense of place. Associated irregular closes with earthwork remains around villages. The identity and character of individual small settlement is vulnerable to further expansion and infill.
- 8A.1.24 A number of significant earthwork castle and moat sites.

### Visual Sensitivity

- 8A.1.25 Long-ranging views across the adjacent *Settled and Farmed Clay Vales* (5a and 5b) to the *Chalk Escarpments* beyond (9b and 9c) as well as to the *Woburn Wooded Greensand Ridge* (6a) to the north. Future development may change the rural character of views particularly to the south
- 8A.1.26 Areas of highest ground (both rounded hills such as at Charity Farm near Eggington and flat hill tops such as at Hills Farm near Potsgrove) are highly visible and therefore sensitive to inappropriate development.
- 8A.1.27 Areas adjacent to the *Clay Vales* (5a and 5b) in the south and east– particularly the ridge which forms the skyline - is vulnerable to cluttering by development or tall structures such as communication masts.
- 8A.1.28 Local views to historic features including churches (e.g. All Saints Church) which would be vulnerable to unsympathetic development within their setting.

## Landscape Strategy

The overall strategy for the *Toddington Clay Hills* is to **enhance** the landscape. Landscape enhancement would result from conserving, restoring and improving positive features to strengthen landscape pattern and visual integrity. This landscape has retained a distinctive land cover pattern (for example the hedgerow network) and has a number of features that combine to form a distinctive sense of place.

### Guidelines for New Development

- 8A.1.29 Conserve individual settlements and safeguard the setting of associated monuments.
- 8A.1.30 Monitor the development of tall structures such as communication masts in the landscape that could lead to cluttering on the subtle skyline of the hills.
- 8A.1.31 Conserve the character of the rural roads and limit urbanising influences – widening/kerbing and ensure that traffic management measures are sympathetic to the rural character.
- 8A.1.32 Prevent further ribbon development that could lead to settlements merging and a loss of identity e.g. Stanbridge and Tilsworth.
- 8A.1.33 Ensure an appropriate rural interface between settlement edges and the adjoining rural landscape. This is particularly important where settlement edge expansion is proposed.

Retention of agricultural hedgerows, appropriate new tree screening and careful design of boundaries and lighting will help create a sympathetic rural/urban edge.

- 8A.1.34 Prevent the expansion of Toddington that would lead to development spilling over the hills onto the adjacent *Vale* or *Greensand Ridge* landscapes.
- 8A.1.35 Encourage the use of locally-sourced building materials for new development in order to integrate with traditional built development and strengthen the sense of place.
- 8A.1.36 Conserve the clear views and areas of undeveloped skyline in views from the adjacent *Settled and Farmed Clay Vales* (5a and 5b) and *Wooded Greensand Ridge* (6a).
- 8A.1.37 Conserve the subtle valleys carved by Clipstone Brook and associated tributaries.
- 8A.1.38 Enhance rights of way access to and from Leighton Buzzard and explore opportunities for green links through the urban area to the Grand Union Canal Walk and along the Clipstone Brook corridor.
- 8A.1.39 Ensure that development does not lead to isolation of land parcels which may become marginal for agricultural and degraded.

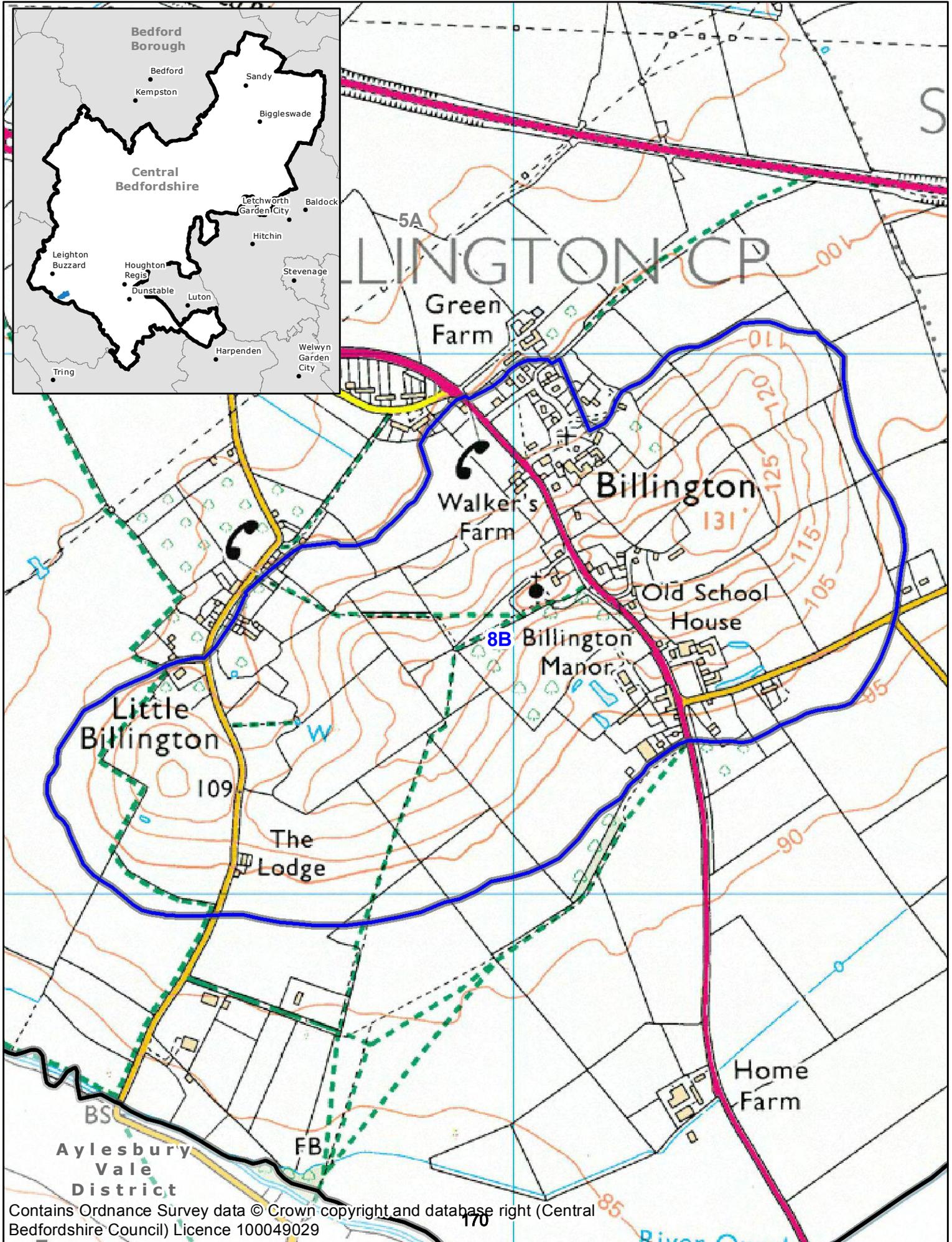
### **Landscape Management Guidelines**

- 8A.1.40 Conserve existing habitats –ancient woodland, grassland and areas of marsh and assess the potential for habitat creation: e.g. woodland creation close to the urban edge of Leighton Buzzard or along primary transport corridors. Woodland creation should reflect existing landscape structure i.e. there is historically little woodland in the core of the area.
- 8A.1.41 Develop green infrastructure opportunities along the stream and tributary valleys – e.g. Clipstone Brook corridor as part of the South Beds Green Infrastructure Plan
- 8A.1.42 Conserve and enhance existing areas of unimproved and semi-improved neutral grassland and associated features including ridge and furrow-consider opportunities to enhance management of the grassland and to extend habitats to link isolated grassland sites.
- 8A.1.43 Continue to manage the hedgerows but promote laying as opposed to flailing in order to strengthen gappy sections.
- 8A.1.44 Explore opportunities for restoration of historic parkland at Battlesden Park.
- 8A.1.45 Promote locally appropriate species for boundary planting and discourage planting of incongruous coniferous shelterbelts.
- 8A.1.46 Monitor further division of fields for horse and pony paddocks – discouraging the erection of temporary boundaries and ensure appropriate management of the sward and boundaries.
- 8A.1.47 Improve the condition of roadsides and drainage channels.

### **Also refer to the following documents:**

- South Bedfordshire Green Infrastructure Plan: Leighton Linslade
- Leighton Buzzard Green Wheel.

## 8B: Billington Clay Hills



## 8B Billington Clay Hills

### Location and Boundaries

- 8B.1 *Billington Clay Hills* is a small character area located south of Leighton Buzzard, close to the boundary with Buckinghamshire. It occurs where the band of Gault Clay (stretching from southwest to northeast across Bedfordshire) is capped with drift deposits of boulder clay forming a rounded hill, rising above the flat and low lying landscape of the surrounding *Eaton Bray Clay Vale* (5a).

### Summary of landscape character: Key characteristics

- 8B.1.1 A small scale, rounded clay hill rising above the Eaton Bray Clay Vale (5a) to the south of Leighton Buzzard.
- 8B.1.2 Land cover is dominated by small arable fields and pockets of pasture grazed by sheep, cattle and horses.
- 8B.1.3 Geometric field pattern with some intact hedgerow boundaries generally running up the slope and accentuating the landform.
- 8B.1.4 Billington Manor and church with its associated tree planting characterises the top of the slope.
- 8B.1.5 Medium to long ranging views across the surrounding clay vale to the edge of Leighton Buzzard and to the prominent Totternhoe Knolls located on the nearby Totternhoe Chalk Escarpment (9b).
- 8B.1.6 Public footpaths link Billington to the Two Ridges Link and Grand Union Canal in nearby Buckinghamshire and with the urban edge of Leighton Buzzard.
- 8B.1.7 The busy A4146 to Leighton Buzzard and secondary road through Little Billington cut through the clay hill.
- 8B.1.8 Settlement at Billington is generally of a consistent building style – red and buff brick, white render – and set within a well-treed context.
- 8B.1.9 Development is largely absent from the hill sides but with the settlement of Upper Billington located along the A4146 together with Little Billington along the road corridor cutting across the western slopes of the clay hill.

## Landscape Character

### Physical and natural character

- 8B.2 This clay hill is small but prominent - highly visible from, and providing distant views across, the surrounding low-lying and flat landscape of *Eaton Bray Clay Vale* (5a). The hill is rounded and characterised by a small-scale field system containing a mix of arable land and pasture - sheep, cattle and horses grazing the hillsides.
- 8B.3 The busy A4146 cuts across area and connects the hill with the adjacent vale. This road forms the main arterial route, connecting Hemel Hempstead in Hertfordshire with Leighton Buzzard – the outskirts of which are visible from northern slopes of the hill and brings urban fringe character close to this rural landscape. The village of Great Billington is spread along the road with the mature ornamental trees around the church and manor giving a wooded appearance to

the top of the hill and a leafy context to Great Billington. The hamlet of Little Billington lies at the base of the northwest facing slope.

### Biodiversity

- 8B.4 Farmland habitats such as improved grassland, hedgerows, arable field margins and ponds are the dominant feature in this character area and support a range of farmland species. Unimproved neutral grassland would have been a particular feature of the area in the past though practically all the permanent grassland in the area has been agriculturally improved. Some areas of grassland still contain occasional grassland species as well as features such as ridge and furrow. The main wooded habitat is an area of mature scrub that has developed on an old orchard. An area of parkland at Billington Manor contains a number of mature trees. Few wetland habitats are present apart from occasional marshy spring lines, and the ponds near Billington Manor.

### Visual and perceptual character

- 8B.5 Distant views from this elevated and distinctive landform take in the surrounding flat landscape of the clay vale. Although the tranquillity of Billington Hill has been interrupted by the A4146 and its proximity to Leighton Buzzard's urban edge, it retains an overriding rural character.



View from the southern edge of Billington across the vale and to the Totternhoe Chalk escarpment



View south from Billington across Eaton Bray clay vale to the Chiltern Hills

### Cultural pattern and historic character

- 8B.6 The distinctive topographical and geological character of the hill at Billington (formed by an outcrop of Lower Chalk capped with Boulder Clay) has not had a significant effect on its historic landscape development, and it shares many characteristics with the surrounding vale. The main topographical influence has been to favour the location of settlement (from at least the Iron Age onwards) on the higher ground rather than the intractable Gault Clay on the lower ground. An Iron Age hillfort occupied the north-east end of the hill.
- 8B.7 The parish of Billington contained the nucleated settlements of Billington and Little Billington, at opposite ends of the north-west edge of the hill. These were associated with smaller irregular closes and early enclosures, and surrounded by the open common fields on the lower slopes and in the surrounding vale (enclosed in 1840). Ridge and furrow and the earthworks of shrunken settlement survive in some of the smaller closes, with the remains of a moated site at Billington Manor.

## Settlement pattern; built character

- 8B.8 The loosely clustered but picturesque settlement of Great Billington lines the A4146. Forming part of Upper Billington, and located on the very top of the hill are Billington Manor and Church. The manor and church are obscured from view by surrounding walls and ornamental standard trees. A loose collection of farms and houses form the tiny hamlet of Little Billington - located at the base, and within the shelter of, the northwest facing slope. Building materials are consistently red and buff brick and render, with some timber frame and thatch.

## Evaluation

### Landscape Change

Past Change	Potential Future Change
Uncharacteristic residential development at Billington and Little Billington.	Potential small scale development within expansion the settlements of Billington and Little Billington.
Development of the A4146 and secondary road corridor.	
Urban influences on the edge of Leighton Buzzard.	

### Key positive landscape features/ strategic sensitivities of the landscape

- 8B.9 Rural character and generally undeveloped hill sides which are vulnerable to development.
- 8B.1.10 Mature tree cover at Billington Manor and Parish Church characterising the top of the slope and giving a wooded context to the settlement.
- 8B.1.11 Historic settlements surrounded by small irregular fields, containing earthworks and ridge and furrow.
- 8B.1.12 Consistent building style and use of materials at Billington – red and buff brick, white render.
- 8B.1.13 Lengths of intact and remnant hedgerows occur on road and field side boundaries which provide landscape pattern and cohesion are vulnerable to removal.
- 8B.1.14 Small scale landscape pattern on the slopes of the hill which would be vulnerable to large scale development.
- 8B.1.15 Public footpaths cross the hill forming links with the adjacent Two Ridges Link and Grand Union Canal in the nearby Buckinghamshire together with the urban edge of Leighton Buzzard

### Visual Sensitivity

- 8B.10 Largely undeveloped hill sides which are visible in distant views through gaps in vegetation or in channelled views along road corridors from the surrounding clay vale, the edge of Leighton Buzzard and east to Totternhoe Knolls located on the nearby *Chalk Escarpment* (9b). Views from the hill sides also allow long-ranging views from the character area to the adjacent character areas.

## Landscape Strategy

The overall strategy for the Billington Clay Hills character area is to **enhance** management and condition of the clay hill landscape to strengthen its character. Enhancement opportunities are outlined in the guidelines below and include conservation of the small scale field pattern and settlement of local building materials, and improved maintenance of hedgerows and trees.

### Guidelines for New Development

- 8B.1.16 Conserve the integrity of the *Billington Clay Hills* and the transition with the lower lying *Eaton Bray Clay Vale* (5a) which is a key feature of this landscape, ensuring any new development reflects local distinctiveness with regards to materials and does not straddle landscape types.
- 8B.1.17 Retain the rural quality of the hill despite its proximity to Leighton Buzzard by preventing suburbanisation of new development, in particular monitoring linear development from the urban edge along the A4146.
- 8B.1.18 Conserve the well-treed village identity and sense of separation between the settlements of Billington and Little Billington and preventing further linear expansion/merging.
- 8B.1.19 Prevent development at the base of the hill and along existing undeveloped sides of the hill.
- 8B.1.20 Conserve the clear views and visual relationship with the views to the Totternhoe Chalk Escarpment (9b).
- 8B.1.21 Improve the condition of approaches and entrances to villages. This would enhance the sense of arrival and sense of place.
- 8B.1.22 Conserve and enhance access and connections with the adjacent Two Ridges Link and Grand Union Canal in the nearby Buckinghamshire, Leighton Buzzard urban area and to the chalk escarpment, e.g. links to *Totternhoe Chalk Escarpment* (9b). Avoid severance of existing routes.
- 8B.1.23 Consider opportunities for woodland planting in association with development – strengthening hedges and tree cover.
- 8B.1.24 Ensure any new development conserves and enhances the small scale landscape pattern and strong landscape structure of hedgerows.

### Landscape Management Guidelines

- 8B.1.25 Enhance the distinctiveness of the area from the surrounding large-scale vale by conserving the small-scale fields of pasture, preventing field expansion.
- 8B.1.26 Encourage the creation of new species-rich grassland on improved grassland in particularly in areas containing features such as ridge and furrow.
- 8B.1.27 Enhance the condition and structure of hedgerow boundaries by focussing hedgerow restoration between remaining sections so as to strengthen the landscape pattern – this is a key requirement alongside road and field boundaries.
- 8B.1.28 Enhance the condition of mature trees along road and field boundaries in order to strengthen the landscape pattern and enhance biodiversity.
- 8B.1.29 Enhance recreational links with the adjacent Eaton Bray Clay Vale (5a) and links with the Totternhoe Chalk Escarpment (9b).
- 8B.1.30 Retain the consistent rural character of settlement, using appropriate materials and building styles e.g. red and buff brick and white render.
- 8B.1.31 Retain the inconspicuous presence of settlement within a well-treed context by preventing suburbanisation at Billington and Little Billington.

- 8B.1.32 Conserve the rural character of the secondary road passing through Little Billington by limiting urbanising influences – widening/kerbing and ensure that traffic management measures are sympathetic to the rural character.
- 8B.1.33 Apply appropriate management strategies for mature tree planting surrounding Billington Manor and Parish Church.
- 8B.1.34 Maintain roadside grass verges where they are being eroded by large, heavy good vehicles using the A4146 and secondary road crossing through Little Billington.



## 8C Harlington – Pulloxhill Clay Hills

### Location and boundaries

- 8C.1 This series of connected hills run southwest to northeast in the centre of Central Bedfordshire. The character area lies immediately south of the *Mid Greensand Ridge* (6b) and extends into (but elevated above) the *Barton-le-Clay Clay Vale* (5b) - the vale encompasses the hills on three sides. A relatively narrow section of this vale (5b) - containing busy transport routes of the M1 and A5120 - separates *Harlington-Pulloxhill Clay Hills* from the *Toddington-Hockliffe Clay Hills* (8a).
- 8C.2 A small area of land (the south facing slope immediately south of the settlement of Harlington) falls within the Chilterns AONB.

### Summary of landscape character: Key characteristics

- 8C.1.1 A narrow sinuous line of connected hills (forming a subtle ridge) formed where deposits of Boulder Clay have capped the underlying Gault Clay geology.
- 8C.1.2 Strong sense of elevation with wide-ranging views across the adjacent *Clay Vale* (5b) south to the *Chalk Escarpment* (9b and c) and northwards. The hills form a strong backdrop to and containment for the intervening vale. This is a medium scale landscape predominantly under agricultural land use - a mix of arable and pastoral land (with horse paddocks frequently at the edge of the settlements as at Pulloxhill).
- 8C.1.3 Contains the two settlements of Harlington and Pulloxhill. Both settlements are focussed around village greens and located on the ridge top.
- 8C.1.4 Building style and age within the villages is varied. Traditional village cores have a strong identity. Modern estate development and infill has occurred within the villages - Harlington having extended significantly from the hill top and onto the slopes.
- 8C.1.5 Secondary roads cut through the hills. These are busy routes that visually and audibly dilute the overall rural tranquillity of the area.
- 8C.1.6 Predominantly open, but with some small areas of deciduous woodland including ancient woodland at Portabello Wood and Thrift Wood.
- 8C.1.7 Numerous springs arise on the clay feeding into hillside marshes as at the SSSI designated Pulloxhill Marsh - rich marsh merging into drier unimproved neutral grassland that supports a large number of plant species, many uncommon in the county.
- 8C.1.8 Prominent water tower at Pulloxhill is a striking landmark feature and is highly visible from considerable distance e.g. from the *Totternhoe Chalk Escarpment* (9b).
- 8C.1.9 Historic features include the area of parkland at Higham Bury and areas of ridge and furrow contained within unimproved/semi-improved grassland.
- 8C.1.10 Some industrial influences, with the development of a light industrial park on the lower reaches of the slopes, close to the settlement of Greenfield (on the adjacent *Mid Greensand Ridge* - 6b).

## Landscape Character Description

### Physical and natural landscape

- 8C.3 This loosely-linear band of interconnected hills form a distinct backdrop to the *Barton-le-Clay Clay Vale* (5b) that lies immediately to the south. Its visual prominence and elevation above the vale allows commanding views across the low-lying flat landscape and beyond to the sinuous *Chalk Escarpment* (9c) - the hill and scarp landscapes effectively containing the vale. Although including the villages of Harlington and Pulloxhill (located on high ground at opposite ends of the band of hills) the majority of the landscape is unsettled - defined by a consistent mix of arable and pastoral land. It is a predominantly open landscape with limited areas of woodland.

### Biodiversity

- 8C.4 The principal characteristic of the area is rolling farmland - a mix of arable and pasture, with frequent hedgerows and seasonally wet ditches. It is a mostly open landscape with scattered small copses and areas of woodland, some ancient in origin, with smaller areas of scrub. The largest area of ancient woodland is Thrift Wood in the north-east of the area. Centenary Wood is an example of a new area of woodland. Numerous springs arise on the hills, especially around Pulloxhill - in some cases feeding into hillside marshes which are of great ecological interest as at Pulloxhill Marsh SSSI which contains a range of wetland habitats including marshy grassland, fen and swamp. Much of the grassland is improved although scattered areas of unimproved neutral grassland remain, such as at Pulloxhill South Grasslands, and several areas of semi-improved neutral grasslands are present especially around Pulloxhill, retaining features such as springs or ridge and furrow.



Rushy Meade grassland at Pulloxhill- view south over Barton-le Clay vale (photo Rodney Burton)

### Visual and perceptual character

- 8C.5 The hills form a distinct backdrop to surrounding landscapes and command extensive views outward across the flat vale. The character area is generally unsettled, with local landmarks including the water tower at Pulloxhill prominent in views. From the vale, some low-density housing is evident on the ridgeline but frequently the slopes and ridge are smooth and open with occasional pylons and small woodland copses in view.

### Cultural pattern and historic character

- 8C.6 The development of the historic landscape in this area has been strongly influenced by the presence of the Boulder Clay ridge, a more favourable environment for early settlement than the Gault Clay in the surrounding vale. The settlements of Harlington and Pulloxhill were attracted to

the ridge, and there appears to have been a reasonable survival of woodland into the medieval period.

8C.7 The historic field pattern comprised ancient enclosures round the settlements, with most of the open field areas being subject to early enclosure by agreement. This history is reflected in the survival of areas of irregular fields, particularly around Pulloxhill. There was Parliamentary enclosure only in small parts, notably at the north end of Pulloxhill parish. The presence of woodland along the ridge, and the importance of having access to woodland resources, is demonstrated by the salient of Harlington parish which extends to include Portobello Wood.

8C.8 There are no surviving substantial monuments, but a moated site once existed at Goswell End, Harlington. There are settlement earthworks in the small closes round Pulloxhill village, and a good survival of ridge and furrow throughout the area.

### Settlement pattern; built character

8C.9 Harlington was originally a scattered collection of 'ends' which has now agglomerated into the modern settlement; Samshill is likely to have originated as a woodland assart from Westoning. Pulloxhill is a nucleated village, although there were other outlying settlements in the parish in the clay vale to the south-east.

8C.10 The village centres at Harlington and Pulloxhill stand on high ground with commanding views out from the hills. With their medieval churches, picturesque cottages, village greens and ponds, both villages have a strong sense of place. Whitewashed brick, timber frame, that and slate roof and red brick cottages are elements of traditional building character. Harlington on the main rail line has expanded to become a commuter settlement. Harlington has particular associations with John Bunyan - with Bunyan's Oak marking a place where he is said to have preached. In both Harlington and Pulloxhill the churches form a landmark feature in views.

A distinct avenue of beech trees, neatly trimmed beech hedges and white gates mark the transition from the *Barton-le-Clay Clay Vale* (5b) - and entrance to Harlington on the approach from Sundon Road.

8C.11 Apart from the two hilltop villages, settlement is sparse resulting in a very rural, agricultural character.



Houses on the edge of Harlington



Pulloxhill: Hedgerow framework varies with landuse

## Evaluation

### Landscape Change

Past Change	Potential Future Change
<p>Residential and light industrial development on the edge of villages outside the character area including Greenfield and Silsoe and expansion of villages in the character area such as Pulloxhill and Harlington.</p> <p>Erection of pylon lines across the hills.</p>	<p>Transport/infrastructure improvements e.g. associated with the M1 corridor that could further fragment the landscape pattern.</p> <p>Potential for further development within the villages.</p> <p>Proposals for a cycle link near the Harlington to Pulloxhill Ridge.</p>

### Key positive landscape features/ strategic sensitivities of the landscape

- 8C.1.11 The strong landform formed by the chain of elevated hills providing containment for and a backdrop to the vale
- 8C.1.12 Traditional village cores centred around a church and green with traditional building materials forming a strong sense of place.
- 8C.1.13 Small areas of deciduous woodland including the ancient Thrift and Portabello Woods, which require long term management to sustain the ecological and visual interest.
- 8C.1.14 Hedgerows and hedgerow trees that provide a strong landscape pattern - vulnerable to loss through neglect, inappropriate management and subdivision to form paddocks.
- 8C.1.15 Good survival of irregular enclosures with settlement earthworks around Pulloxhill village.
- 8C.1.16 Unimproved and semi improved grasslands - retaining ridge and furrow landscapes as well as being of ecological interest - which are isolated and vulnerable to loss and lack of appropriate management.
- 8C.1.17 Higham Bury, Portobello Wood and the outlying Samshill Farms (with ridge and furrow) demonstrate the history of exploitation of former woodland areas.
- 8C.1.18 Recreational route of the John Bunyan Trail weaving in and out of the hills to form a strong link to the vale (5b) and scarp (9b) and chalk dipslope landscapes beyond.
- 8C.1.19 The springs, small streams and hillside marshes occurring between Harlington and Pulloxhill which are vulnerable to changes in water flows and water quality, notably pollution and over abstraction.
- 8C.1.20 The rural character of the roads which are vulnerable to urbanising influences - widening/kerbing and unsympathetic traffic management measures.
- 8C.1.21 The individual character, identity and setting of the hilltop settlements which are vulnerable to peripheral expansion/linear development. The rural gap between Pulloxhill and Greenfield (on the adjacent *Mid Greensand Ridge* - 6b) is especially sensitive.

### Visual Sensitivity

- 8C.1.22 Long-ranging views across the adjacent vale (5b) to the chalk escarpment beyond (9b) and the Greensand Ridge (6b) that are vulnerable to changes within the view.
- 8C.1.23 The areas of undeveloped skyline and slopes of the hills which form a backdrop to views from the adjacent vale are particularly sensitive to disruption by tall structures.
- 8C.1.24 Views to and open setting of landmark churches on the skyline

## Landscape Strategy

The overall strategy for the Harlington-Pulloxhill Clay Hills is to **enhance** the rural character of the landscape. The area should continue to provide a strong rural backdrop to the adjacent vale. Landscape enhancement would result from conserving and improving positive features, notably the hedgerows and hedgerow trees, in order to strengthen the landscape pattern, overall sense of place and visual integrity.

### Guidelines for New Development

- 8C.1.25 Ensure any new industrial units/business parks in the landscape do not further dilute the rural character.
- 8C.1.26 Conserve the character of the remaining rural roads and limit urbanising influences - widening/kerbing and ensure that traffic management measures are sympathetic to the rural character.
- 8C.1.27 Prevent further linear development that could lead to settlements merging and a loss of identity e.g. Pulloxhill and Greenfield (on the adjacent *Mid Greensand Ridge* - 6b). Prevent further development spilling over the hills onto the adjacent vale (5b).
- 8C.1.28 Encourage the use of locally-sourced building materials for new development in order to integrate with traditional built development and strengthen the sense of place. Conserve the village greens and their settings.
- 8C.1.29 Conserve the clear views and visual relationship with the adjacent *Clay Vales* (5b) and *Mid Greensand Ridge* (6b).
- 8C.1.30 Conserve the transition of the landscape between slopes and vales.
- 8C.1.31 Conserve open and undeveloped skyline and slopes, particularly in views from the Vale to the south. Conserve the setting of the hilltop villages and views to prominent churches. Limit cluttering with tall vertical development.

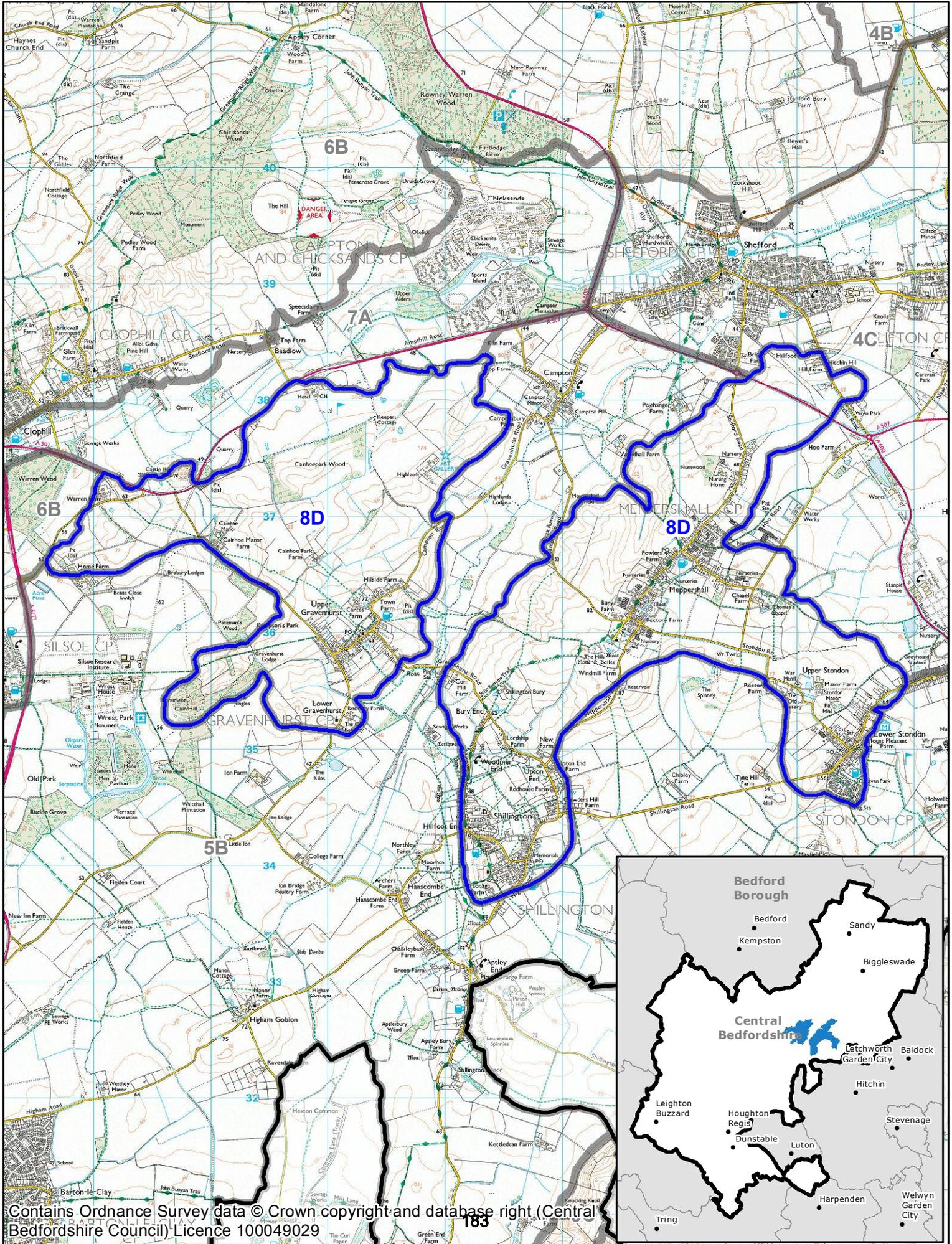
### Landscape Management Guidelines

- 8C.1.32 Ensure appropriate management of existing habitats - conserving and managing ancient woodland, and areas of marsh and unimproved semi-improved grassland (Pulloxhill Marsh SSSI).
- 8C.1.33 Assess the potential for habitat creation (woodland and neutral grassland) - focussing on extending and connecting existing sites. Woodland creation should respond to the historic pattern.
- 8C.1.34 Continue to manage the hedgerows but promote laying as opposed to flailing in as the principal management regime. Encourage retention and regeneration of hedgerow trees.
- 8C.1.35 Conserve existing areas of pasture and remnant ridge and furrow landscapes and settlement earthworks.
- 8C.1.36 Manage and conserve access to the John Bunyan Trail.
- 8C.1.37 Conserve the avenue of beech trees and the beech hedges that provide a distinct gateway to Harlington.
- 8C.1.38 Conserve and manage the parkland landscape at Higham Bury.
- 8C.1.39 Monitor further division of fields for horse and pony paddocks - discourage the erection of temporary boundaries.
- 8C.1.40 Conserve the springs and small streams occurring between Harlington and Pulloxhill.

**Also refer to the following documents:**

- Mid Bedfordshire Green Infrastructure Plan: Southern Clay Ridge and Vale.

# 8D: Upper Gravenhurst - Meppershall Clay Hills



## 8D Upper Gravenhurst – Meppershall Clay Hills

### Location and Boundaries

- 8D.1 This group of hills lies in the centre of Central Bedfordshire. The two sections of the area are separated by the low ground of part of the *Barton-le-Clay Clay Vale* (5B) character area (the valley of the Campton Brook) and boundaries are based on topography and geology following roads, field boundaries and contours indicating the change to elevated areas broadly following the deposits of Boulder Clay.

### Summary of landscape character: Key characteristics

- 8D.1.1 Two groups of undulating low hills formed where deposits of Boulder Clay have capped the underlying Gault Clay geology.
- 8D.1.2 A medium scale landscape predominantly under agricultural land use with a mix of arable and pastoral land.
- 8D.1.3 Irregular medium to large fields are contained by hedgerows in mixed condition with some hedgerow trees.
- 8D.1.4 Small scattered copses and woodland blocks are influenced by the presence of historic parks (including nearby Wrest Park) notably the plantation at Cain Hill and the ancient woodland at Cainhoe Park Wood (legacy of medieval deer park).
- 8D.1.5 Settlement takes the form of medium scale villages dating from the medieval period, often sited on high ground plus a few scattered farmsteads.
- 8D.1.6 Building style and age within the villages are varied including roughcast and plaster with thatch and tile roofs, Victorian buildings in yellow gault brick and slate, black wooden farm buildings, and modern development in red brick.
- 8D.1.7 Stone churches command the high ground forming landmarks in views from below and affording wide views out over the adjacent vales.
- 8D.1.8 Rural roads rise up the slopes of the hills, and the expansion of settlements along the roads has partially concealed the largely open, rural landscape.
- 8D.1.9 The historic earthworks of Cainhoe Castle lie on the north edge of area, overlooking the Flit valley and 'The Hills' at Meppershall is another motte and bailey castle site.
- 8D.1.10 The John Bunyan Trail leisure route runs north south through the eastern hills, through Shillington and Meppershall.
- 8D.1.11 Strong sense of elevation with views out across the *Barton-le-Clay Vale* (5b) which separates the sets of hills and surrounds them to the south and to the *Mid Greensand Ridge* (6b) to the north.

## Landscape Character Description

### Physical and natural character

- 8D.2 *Upper Gravenhurst-Meppershall Clay Hills* is a medium scale landscape rising above *Barton-le-Clay Vale* to the south (5b) and the *Flit* (7a) and *Upper Ivel Clay Valley* (4c) to the north to form two sets of gently undulating hills. Boulder Clay and some sections of Glacial Gravel cap the underlying Gault Clay with some lower Chalk and Greensand. There is a strong sense of elevation with distant views across the adjacent vales and across the intervening low ground to the other section of the area. Stone church towers form landmarks often crowning the high ground and with wide views from the churchyards. The area is predominantly arable farmland with irregular, medium to large fields on the slopes of the hills linking to the adjacent vale and valley landscapes. Some pasture is present with horse paddocks close to settlements. Hedgerows with a few hedgerow trees are in mixed condition. Woodland cover is limited to a few small copses plus blocks of woodland associated with the parklands of Wrest Park and Cainhoepark to the west (including ancient woodland). Settlement consists of substantial villages often on the high ground, some of these have expanded along roads limiting rural views. Scattered farmsteads characterise the lower slopes some with small pastures or paddocks around the farm buildings. Rural roads rise up the slopes and cross the hill crests linking settlements although these take on a more suburban character where villages have spread.

### Biodiversity

- 8D.3 This predominantly arable farmland area supports typical farmland habitats such as field margins, hedgerows, ponds, seasonally wet ditches and improved grassland. Unimproved grassland would have been a feature in the past and small remnant areas survive such as at Shillington Churchyard which is influenced by the underlying chalky soils in this south easterly section of the character area. Small copses such as Nunswood and farm woods are present throughout the area with larger stands of plantation woodland at Cain Hill. Cainhoepark Wood was formerly a larger section of ancient woodland of which three isolated blocks remain.

### Visual and perceptual character

- 8D.4 There are distant views from elevated areas across the adjacent vales and across the intervening low ground to the other section of the area. The character is rural in places but becomes interrupted by suburban influences such as linear settlement.



Long views from Gravenhurst Road near Bury End



The water tower near Stondon

### Cultural pattern and historic character

- 8D.5 The Boulder Clay ridges in this area were more favoured for settlement than the Gault Clay in the surrounding vale. The medieval villages of Meppershall, Upper Gravenhurst and Lower Gravenhurst all occupy ridge-top locations, and Shillington Church End sits on an outlier of Lower Chalk. A scatter of 'Ends' north of Shillington Church End (now mostly agglomerated through infill) sits in the valley floor.
- 8D.6 Most of the area was subject to early private enclosure, and the influence of the Grade I registered Wrest Park is strongly felt towards the west. Cainhoe Park Wood is the legacy of a medieval deer park. The land around Meppershall village was not enclosed until the mid-19th century, and much of its enclosure landscape has been subject to 20th century boundary loss.
- 8D.7 The dramatic earthworks of Cainhoe Castle lie on the north edge of area, strategically positioned to overlook the Flit valley. 'The Hills' at Meppershall is another motte and bailey castle site; the southern boundary of Meppershall parish has been diverted round the castle precinct. Both sites are scheduled monuments and significant features in the landscape. Other unscheduled sites include medieval moats at Rectory Farm, Gravenhurst and Monks' Pool, Meppershall. Ridge and furrow is not common, with a few pockets surviving in Gravenhurst parish.

### Settlement pattern; built character



The Church in Meppershall

- 8D.8 Settlement is scattered through the area but more concentrated in the eastern set of hills with the villages of Meppershall, Shillington and Upper Stondon plus farmsteads. Settlements are generally on the higher ground with Shillington, notably the ironstone All Saints Church, crowning a low hill and dominating views to the village. Here also a dispersed settlement of individual "Ends" has been joined together by 20<sup>th</sup> century development spreading along roads. Similar expansion has taken place in the other villages giving a linear form to Meppershall and Lower Stondon. Materials include roughcast and plaster with thatch and tile roofs, 19<sup>th</sup> century yellow gault brick and slate, black painted wooden farm buildings and 20<sup>th</sup> century development in red brick.

## Evaluation

### Landscape Change

Past Change	Potential Future Change
Ribbon development along roads and village edges e.g. Meppershall and infill reducing open spaces within villages.  Loss of hedgerows and fragmentation of woodlands.	Potential for further ribbon development between village "Ends" and infill development within villages ,diluting their historic character and individual identity.  Renewable energy developments.

### Key positive landscape features/ strategic sensitivities of the landscape

- 8D.1.12 Network of surviving hedgerows and hedgerow trees flanked by drainage ditches and wide grass verges form a distinct land cover pattern. The hedgerow pattern is vulnerable to change by subdivision to create paddocks and lack of/inappropriate management of boundaries.
- 8D.1.13 Historic village cores often centred around stone churches with traditional building materials creating a strong sense of place. The identity and character of individual small settlements is vulnerable to further expansion and infill (for instance at Shillington in joining the small hamlets known as "Ends").
- 8D.1.14 Areas of ecological value including woodland and unimproved grassland habitats that are now isolated and vulnerable to further loss/lack of management.
- 8D.1.15 A number of small copses and areas of ancient woodland – the latter at Cainhoepark Wood which require sustained management.
- 8D.1.16 Surviving older field patterns due to the presence of Wrest Park and the former deer park at Cainhoe – vulnerable to change as a result of subdivision or hedgerow loss.
- 8D.1.17 Significant earthwork sites at Cainhoe Castle and The Hills, Meppershall.
- 8D.1.18 A number of public rights of way with a concentration in the east (particularly around Shillington) linking to the John Bunyan Trail.
- 8D.1.19 Rural character – particularly at the largely unsettled slopes of the hills - which is vulnerable to urban influence from expanding settlement edges for instance in changes to rural roads (lighting and kerbing).

### Visual Sensitivity

- 8D.1.20 Long views across the adjacent *Clay Vale* (5B) to the south, and north across the *Flit Greensand Valley* to the *Greensand Ridge* and over the *Upper Ivel Clay Valley* as well as over valley of the Campton Brook to and from the two sections of the area itself.
- 8D.1.21 Areas of highest ground as these are more exposed and highly visible – the skyline is vulnerable to cluttering by development of tall structures.
- 8D.1.22 The unsettled slopes of the hills which are important in retaining the rural character of the area and forming a backdrop to surrounding lowlands.
- 8D.1.23 The views to the stone churches crowning the hills.
- 8D.1.24 Rural quality of the hills and adjacent vales is important in reciprocal views from the AONB.

## Landscape Strategy

The overall strategy for the Upper Gravenhurst-Meppershall Clay Hills is to **enhance** the landscape, conserving, restoring and improving positive features to strengthen the distinctive land cover pattern comprising the hedgerow network, hill top settlements, scattered woodlands and unsettled hill slopes which combine to form a distinctive sense of place.

### Guidelines for New Development

- 8D.1.25 Avoid tall structures such as communication masts on the subtle skyline of the hills.
- 8D.1.26 Conserve the character of the rural roads and limit urbanising influences – widening/kerbing and ensure that traffic management measures are sympathetic to the rural character.
- 8D.1.27 Prevent further ribbon development that could lead to settlements merging and a loss of identity e.g. joining of the “Ends” at Shillington.
- 8D.1.28 Encourage the use of locally-sourced building materials for new development in order to integrate with traditional built development and strengthen the sense of place.
- 8D.1.29 Conserve the clear views and visual relationship with the adjacent *Clay Vale*, *Greensand* and *Clay Valleys* and *Greensand Ridge*.
- 8D.1.30 Consider opportunities for woodland creation particularly linking with existing sites such as the ancient woodland of Cainhoepark Wood, respecting the historic pattern of the landscape.
- 8D.1.31 Avoid development which will detract from the open character of the valley sides.
- 8D.1.32 Ensure development on skylines is integrated, avoiding spill down slopes.

### Landscape Management Guidelines

- 8D.1.33 Ensure appropriate management of existing habitats – conserving ancient woodland and grassland.
- 8D.1.34 Assess the potential for habitat creation and green infrastructure opportunities.
- 8D.1.35 Conserve and enhance existing areas of unimproved and semi-improved neutral grassland and consider opportunities to enhance management of the grassland and to extend habitats to link isolated grassland sites.
- 8D.1.36 Restore and manage the hedgerows and hedgerow trees, promoting laying as opposed to flailing in order to strengthen gappy sections.
- 8D.1.37 Retain and enhance the early enclosure field pattern.
- 8D.1.38 Safeguard the wider parkland-influenced landscape around Wrest Park.
- 8D.1.39 Promote appropriate native species for boundary planting.
- 8D.1.40 Monitor further division of fields for horse and pony paddocks – discouraging the erection of temporary boundaries and ensuring appropriate management of the sward and boundaries.
- 8D.1.41 Secure the long-term management of Cainhoe Castle and the enhancement of its landscape setting.
- 8D.1.42 Improve the condition of roadsides and drainage channels.

### Also refer to the following documents:

- Mid Bedfordshire Green Infrastructure Plan: Flit Valley – for information on potential green infrastructure opportunities linked to the adjacent Flit Valley