

Haynes

Green Infrastructure Plan

2019



Produced by the Greensand Trust on behalf of the
Haynes Neighbourhood Plan Steering Group and
Haynes Parish Council



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- The residents of Haynes
- Central Bedfordshire Council

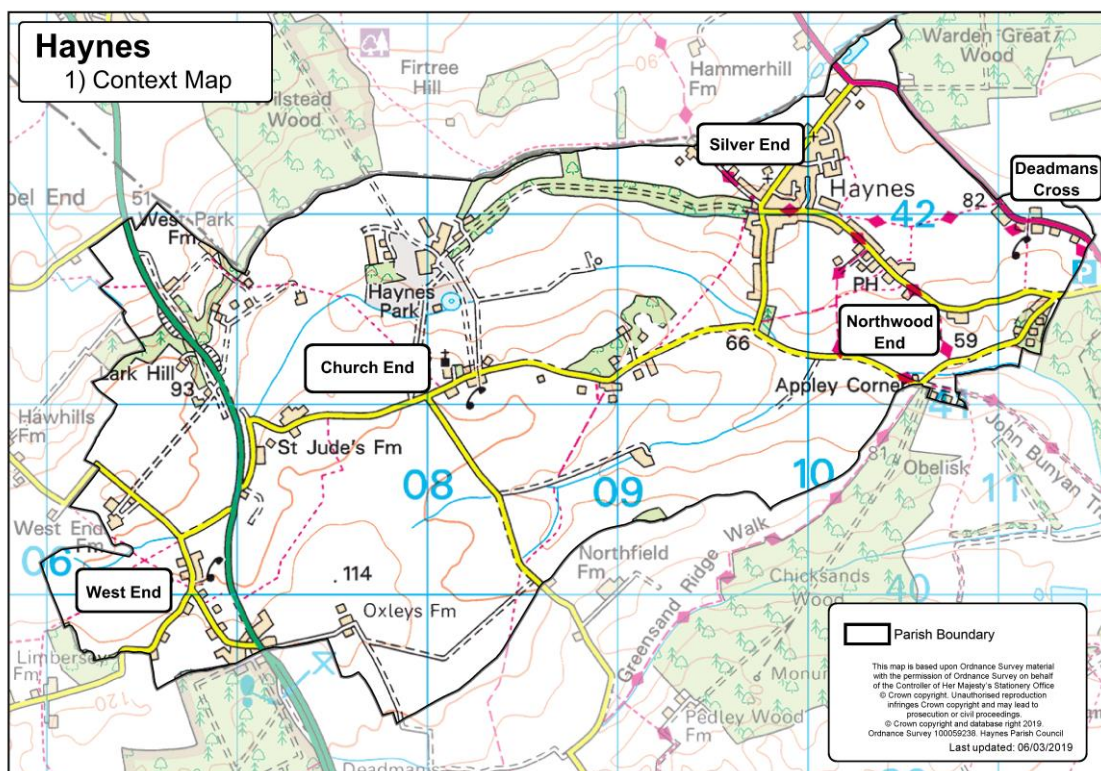
1. Introduction:

The Haynes Green Infrastructure (GI) Plan has been produced as part of the development of a Neighbourhood Plan for the parish of Haynes. It has been produced by the Greensand Trust, a local environmental charity that works with local communities and landowners to conserve and enhance the landscape, wildlife and history of the area. At the heart of the Trust's work is the belief that the best results are achieved by empowering local communities, giving them a say in issues that affect them. The Greensand Trust has a wealth of experience in facilitating community consultation and significant knowledge of the local area.

1.1 The Parish of Haynes

The Parish of Haynes includes a number of 'Ends' located on the top of the Greensand Ridge in Central Bedfordshire. **Figure 1** below shows the location of Haynes and its parish boundary:

Figure 1 - Context



2. Green Infrastructure

2.1 Definition of Green Infrastructure

The Bedfordshire Local Nature Partnership (formerly the Bedfordshire and Luton Green Infrastructure Consortium) has defined Green Infrastructure as “the network of green spaces, access routes, wildlife habitats, landscapes and historic features which provide:

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

Green infrastructure assets include:

- Accessible Greenspace
- Country Parks
- Green corridors
- Urban parks and gardens
- Habitats for wildlife including nature reserves, Sites of Special Scientific Interest and County Wildlife Sites
- Historic parks and gardens and historic landscapes
- Scheduled Monuments
- Waterways and water bodies, including flooded quarries
- Public rights of way and cycleways
- Allotments
- Children’s play spaces
- Formal sports facilities
- Cemeteries

2.2 Green Infrastructure Planning

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

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

In Bedfordshire, Green Infrastructure planning has taken place at three different levels within an established hierarchy:

- The ‘Strategic’: The Bedfordshire and Luton Strategic GI Plan (2007);
- The ‘District’: e.g. The Mid Bedfordshire GI Plan (2008); and
- The ‘Local’ – Parish GI Plans

2.3 What is a Parish GI Plan?

Aim of this Plan:

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

Objectives

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

- Protect and where possible enhance the landscape, biodiversity and historic environment
- Improve access and links for people and wildlife
- Provide a multi-functional green infrastructure network
- Provide a source of information and guidance for planners, landowners and developers in formulating land use plans, including policy recommendations and spatial information to inform the Neighbourhood Plan
- Identify potential sites to be considered for designation as Local Green Spaces (LGS)
- Promote community involvement
- Identify projects and produce an action plan to implement projects.

2.4 How does it achieve this?

The Parish Green Infrastructure Plan provides a baseline of existing information under four themes:

- Landscape
- Biodiversity
- Historic Environment
- Access and Open Space

It goes on to capture aspirations and proposals to enhance the local green infrastructure 'network', communicated by members of the local community via a range of consultation activities and events. These aspirations and proposals include priorities to maintain, enhance or restore existing assets and create new green infrastructure to improve the green infrastructure network.

It also illustrates those aspirations that the community feels most strongly about, via a process of project prioritisation.

The plan as a whole is based on a robust approach to making and implementing a high quality green infrastructure network for the existing and future residents of Haynes. It should be acknowledged that not all of the aspirations identified will be delivered, because there are many other influencing factors, such as the views of landowners, existing planning permissions and allocations, potential future land use allocations and the costs of enhancements. The value of the plan lies in the fact that it has been produced by working with local residents for their own community.

2.5 How the Parish GI Plan fits with the Neighbourhood Plan

The Localism Act (2011) introduced new rights and powers to allow local communities to shape new development by coming together to prepare Neighbourhood Plans. Neighbourhood planning provides a powerful set of tools for local people to ensure they get the right types of development for their community. Using these new tools, communities are able to:

- choose where they want new homes, shops and offices to be built
- have their say on what those new buildings should look like
- grant planning permission for the new buildings they want to see go ahead

The Neighbourhood Plan will need to demonstrate that it is in conformity with the plans set out by the Local Planning Authority (Central Bedfordshire Council's Local Plan is expected to be adopted during 2019) and the National Planning Policy Framework (2018).

This Green Infrastructure Plan will act as a 'stand-alone' document, but will also inform the Haynes Neighbourhood Plan through policy recommendations, Local Green Space designation recommendations, identifying projects and providing spatial information. Neighbourhood Plans can identify the type and location of development the parish would consider acceptable. The Neighbourhood Plan has to be independently assessed for conformity by an examiner, and then go through a public referendum – if it passes both it can be adopted through a Neighbourhood Development Order that gives it statutory basis within the local development plan documents.

The evidence base for Neighbourhood Plans needs to be robust, and must include GI in terms of existing assets and aspirations for the future. There is a risk that if a Neighbourhood Plan is not robust enough then poor quality/badly located development will happen. Parish GI Plans neatly provide useful evidence of local aspirations in a spatial context at a scale that is meaningful.

2.6 How the Parish Green Infrastructure plan fits with Strategic and District GI Plans

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

2.7 How the Parish GI Plan fits with other Parish GI Plans

The spatial scope of the Haynes Green Infrastructure Plan covers the administrative area of Haynes Parish (see **Figure 1** above). However, the way in which the local environment is used is not bounded by administrative delineations, and in some cases, important aspirations and assets will be identified by communities outside their own administrative boundary. These aspirations may or may not be shared by communities from the adjacent

town or parish. In parishes without a Parish GI Plan or Neighbourhood Plan, assets may have been identified by an adjacent parish. These cannot be considered comprehensive, and have not necessarily been endorsed or agreed. Neither can a lack of assets or aspirations identified through an adjoining plan be implied to suggest that there are no important assets or aspirations to improve the local area.

Several of the adjacent parishes have embarked on the production of a GI Plan as part of a Neighbourhood Plan, with Maulden nearing completion of its Neighbourhood Plan at the time of writing and Campton and Chicksands being part-way through the process (Clophill also began the process but ceased in early 2018). Therefore there is an excellent opportunity to identify potential linkages, shared objectives and projects, whilst maintaining a very local, parish focus. The Greensand Trust also produced the Maulden GI Plan (and carried out initial work for Clophill), providing a consistent approach and even greater opportunity to share information (as appropriate).

2.8 How the Parish GI Plan can be used....

.....by the community

The GI Plan is not a tool to prevent development, but to better inform decision making and help secure resources. It identifies what is important to the community, and what they would like to see improved to enhance the green infrastructure network. The plan can be used to support funding bids to help communities make improvements to their local environment. It also provides a snapshot of the local environment at the time of producing the plan.

Projects identified within the Neighbourhood (and Parish GI) Plans will also be well-placed to receive funding via Section 106 agreements (relating to development).

....by the Local Planning Authority

The GI Plan can be used to inform planning decisions, as a standalone plan and also via the Neighbourhood Plan. The information can be used in pre-application discussions with developers, and to help evaluate submitted planning applications. The plan can also identify where financial benefits from development could be directed.

The GI Plan can also provide information to inform the Local Planning process. Central Bedfordshire Council is currently developing its Local Plan for the period to 2035. The Council is supportive of designating Local Green Spaces through Neighbourhood Plans.

....by developers

Developers can use the information contained within the GI Plan to identify important assets and aspirations for improvement, and consider how these could be integrated with, and delivered through, development proposals.

3. Methodology

A methodology for the production of Parish Green Infrastructure Plans was developed in 2007 and 2008 by the Parish Green Infrastructure Plan Working Group and endorsed by the Bedfordshire & Luton Green Infrastructure Consortium (now the Bedfordshire Local Nature Partnership).

This standard methodology was adopted by Central Bedfordshire Council to produce 20 commissioned GI Plans in 2010. The Greensand Trust worked with the community of Haynes to produce a Parish GI Plan in 2008/9 which was adopted by the Parish Council.

Since then this methodology has been amended to fit with the Neighbourhood Planning processes, but the essential principles remain the same:

- Analysis of baseline information (maps and associated information)
- Two rounds of public consultation (minimum)
- Production of a draft GI Plan including analysis of baseline information, draft policies, the first stage of a Local Green Space (LGS) assessment and an initial projects list informed by consultation.
- The second round of consultation provides an opportunity to comment on the draft GI policies, complete the LGS process and prioritise projects suggested in the first round
- One of the rounds of consultation should provide the opportunity for the entire community to be involved (minimum)
- Once the above is completed a final version of the GI Plan is produced and endorsed by the relevant parish council (and Neighbourhood Plan Steering Group if appropriate) and Central Bedfordshire Council

**Community Consultation Event
October 2018**



4. Community Consultation

Specific consultation on the production of this GI Plan was started in March 2018, but it also incorporates information and findings from the Haynes Parish Plan and the Neighbourhood Plan survey work which began earlier. A summary of the community involvement activity is shown in **Table 1**. This is in addition to Neighbourhood Plan surveys, Steering Group meetings or public/special focus group meetings for the Neighbourhood Plan. **Appendix 1** provides a complete summary of the consultation activity and further detail around the methodology.

Table 1. Community Involvement

Method of community involvement	Date	Details	Attendance/response
Drop-in GI Workshop	March 2018	<ul style="list-style-type: none">• Series of map-based engagement activities involving identification of 'Favourite' views, walks, green spaces• Identification of issues and problems affecting Haynes's environment• Identification of potential solutions and projects.	56 attendees
GI Survey	March 2018	<ul style="list-style-type: none">• Launched at workshop• Questions around use of green spaces and access networks, and what would like to see in terms of new.	61 completed
Drop-in Workshop 2	27 th October 2018	<ul style="list-style-type: none">• Draft policies presented and dialogue encouraged to identify whether supported or not, and offering opportunity to modify.• Further identification of potential projects• Consultation on first stage of LGS process	30 attendees
Projects Questionnaire	Nov/Dec 2018	<ul style="list-style-type: none">• Questionnaire listing potential projects (with map) seeking community input to prioritise	26 responses

In addition to the above consultation, various elements of the previous "Haynes Parish Plan" (2016) were utilized, including specific engagement with local farmers through a 'Farmers Working Group'.

5. Thematic Information:

For the purpose of community-level GI planning, Green Infrastructure has been divided into four themes as noted above:

- Landscape
- Biodiversity
- Historic Environment
- Access, open space and recreation.

This approach allows the different elements of green infrastructure to be considered individually in detail as well as part of the integrated GI 'network'. Each element is described individually below:

5.1 Landscape:

Haynes is a predominantly rural parish. The Central Bedfordshire Landscape Character Assessment (Land Use Consultants, 2015) captures this very well by noting the “pervading rural remote quality to the landscape”. The Landscape Map (**Figure 2**) shows contour lines to illustrate the relief of the land, highlighting the location of the parish on the Greensand Ridge ‘plateau’ but including an area in the north-west extending to part of the Greensand Ridge escarpment with extensive views. This gives rise to a sense of elevation, with undulations in the plateau creating both panoramic views and a sense of intimacy. The LCA also notes that the pattern of woodland and arable fields also creates contrasting perspectives. Woodlands in and particularly around the edges of the parish are a critical component of the landscape – giving it a ‘heavily-treed’ feel in places and creating a strong sense of enclosure. Indeed the Landscape Character Assessment identifies Haynes parish as part of the “Wooded Greensand Ridge”, being within the Mid Beds Greensand Ridge part of this Landscape Character Area (LCA).

The Landscape Map also shows the Greensand Ridge Nature Improvement Area (NIA). Although this is primarily a biodiversity related recognition of the area’s value and potential, it is identified at the landscape-scale (Central Bedfordshire Pre-Submission Local Plan Policy EE8).

Another key element of the landscape of the parish is parkland; Haynes Park and its parkland are at its centre, and influences beyond its boundaries. This is typical of the Mid Beds Greensand Ridge LCA (LCA 6A), as is the settlement pattern of a series of ‘Ends’ spread out across the parish, with Silver End and Northwood End in the east forming the main village ‘centre’. Two A-roads bisect the parish in a north-south direction, the A600 in the east and the busier (and noisier) A6 in the west significantly impacting tranquillity.

Agriculture is largely arable, but with grassland areas used for grazing or winter forage, with a variety of field sizes.

The underlying geology is Lower Greensand, capped with drift deposits of boulder clay left after the last Ice Age. These clay caps result in poorer draining, sticky clay soils, in marked contrast to the thin sandy soils over the lower greensand. They also often correspond with remaining areas of ancient woodland – these being less favourable for agriculture and subsequently never cleared.

All of the above combine to create a strong character and identity. The Central Beds Landscape Character Assessment notes that villages with a consistent, traditional, intact character are a key landscape feature of the Wooded Greensand Ridge LCA. This is also a key sensitivity because the more loose-knit settlements and 'Ends' are particularly vulnerable to infill and expansion development which would have a profound effect on landscape character and settlement identity. The Central Bedfordshire Council Community Plan for the area (2017) also reinforces the value of the open countryside as the most valued element of natural local character.

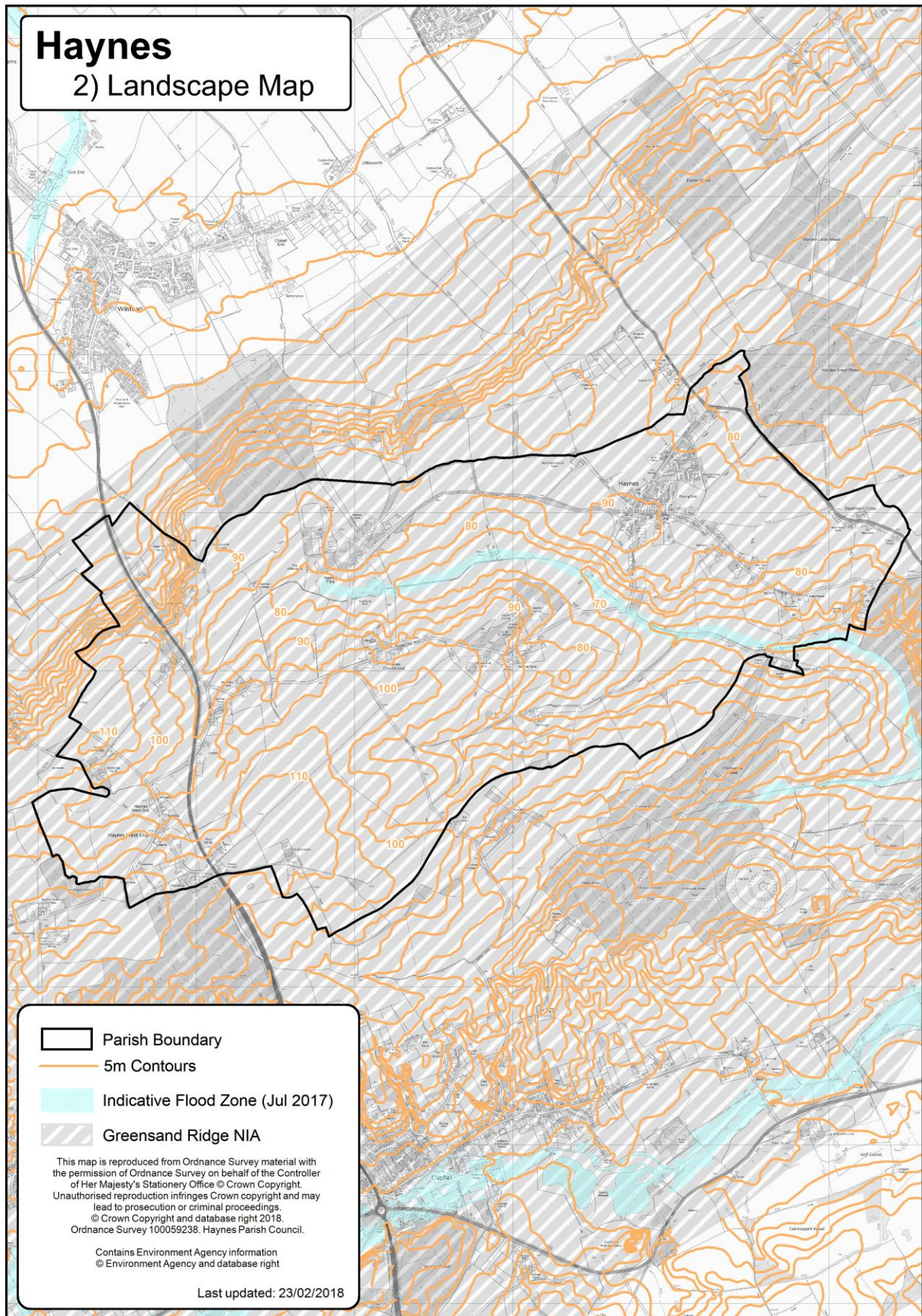
The Landscape Character Assessment recommends an overall landscape management strategy of "Conserve and Enhance", ensuring that a wooded backdrop and undeveloped skyline remain.

View towards Northwood End



Haynes

2) Landscape Map



Appendix 1: Consultation Summary for further detail):

Favourite Views Map from consultation:



- i. Views of Haynes Park from the south and east



- ii. Views from the Greensand Ridge escarpment looking north



iii. Views to the west and south-west from Plummers Lane and its surrounds



iv. Views south from Northwood End Road



As part of the same event, the favourite walk routes and green spaces identified also strongly correlated with the favourite views. The identification of these key views was tested and supported at the subsequent October 2018 GI Workshop.

The Key views are illustrated on the GI Network Map (see **Figure 7**).

The parish also lies within the Greensand Country Landscape Partnership area, recognized and funded by the National Lottery Heritage Fund because of the importance of the local landscape, its fragility and the opportunities for protecting and enhancing it.

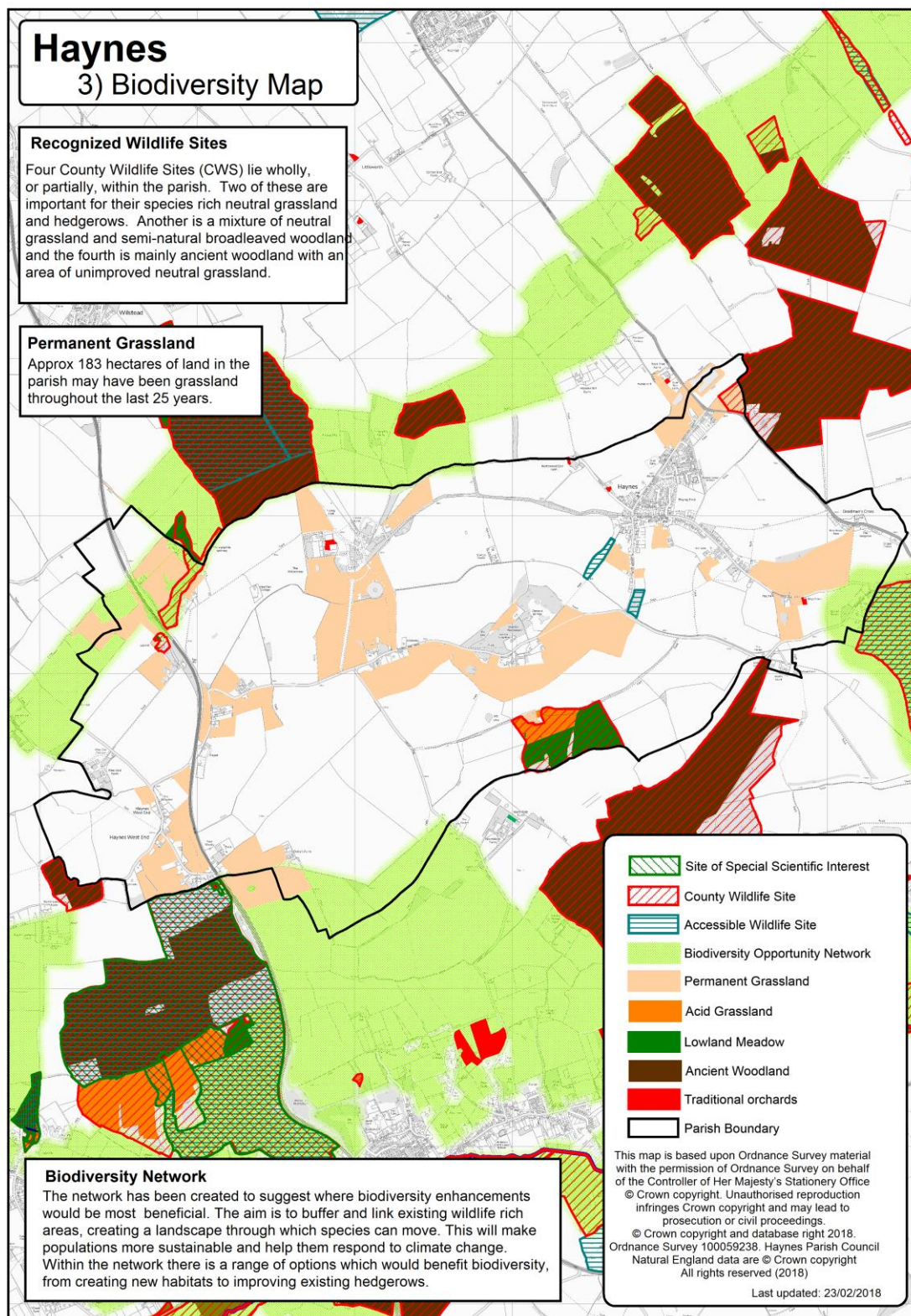
5.1.1: Landscape Policy Recommendations:

The feedback from community consultation has been combined with the above information to develop the following policy recommendations for the Neighbourhood Plan:

- *Protect and enhance important local views (those identified from the previous consultation were listed):*
 - i. *Views of Haynes Park from the south and east (including from Northwood End Road and Great Lane);*
 - ii. *Views from Greensand Ridge escarpment looking north;*
 - iii. *Views to west and south-west from Plummers Lane and its surrounds;*
 - iv. *Views south from Northwood End Road, Silver End*
- *To recognise, protect and enhance the special landscape value, distinctiveness and identity of the parish of Haynes and each of its individual 'Ends' that contributes to this.*
- *To protect areas of permanent pasture from development, particularly when they have no specific designation, and that landowners have access to information on the value of this land and how to ensure it is protected.*
- *To ensure the hedgerow network is protected and enhanced*
- *To ensure woodlands are protected, buffered and connected to each other.*
- *Protect the tranquillity of the parish*
- *Restore/create ponds and areas of wetland in the landscape, where they have previously existed, and to use 'natural flood management' techniques to help reduce issues with surface water flooding*
- *Any development must contribute positively to surface water management.*

5.2 Biodiversity

Figure 3 shows the location of designated sites, important habitats and opportunities to enhance wildlife in the parish. (Figure 5, later in this document, identifies the sites by name).



The parish of Haynes is not especially rich in spaces designated for their wildlife interest when compared to adjacent parishes, with the majority of the interest located on the fringes of the parish (ancient semi-natural woodlands in particular). There are no Sites of Special Scientific Interest (SSSI) within the parish, although Maulden Wood SSSI is immediately adjacent to the parish boundary in the west. It has four County Wildlife Sites (CWS) either within or partly within the parish, including two that are important for their species-rich grassland and hedgerows, with one also having several ponds. Another is a mixture of neutral grassland and semi-natural broadleaved woodland, and the fourth is mainly ancient woodland with an area of unimproved neutral grassland. County Wildlife Sites are recognized as important for wildlife when assessed against a set of criteria, which considers site size, diversity, rarity, fragility, typicalness and recorded history. The designation does confer some protection on the site, with the (Pre-Submission) Central Bedfordshire Local Plan Policy EE3 (Nature Conservation) stating that the Council will ensure that development would not be permitted that would adversely affect County Wildlife Sites (the policy also covers other designated sites).

This lack of designated sites does not mean that the parish is lacking in wildlife per se, and the consultation exercises showed that local people value their local wildlife. Hedgerows are an important feature of the parish, and connect areas of woodland creating wildlife 'corridors'. Connectivity at the landscape scale is an important element of the **Greensand Ridge Nature Improvement Area**, recognised by Local Nature Partnerships in Bedfordshire, Cambridgeshire and Buckinghamshire and by Central Bedfordshire Council as being a landscape of high ecological value, with the potential for creating new networks and corridors of habitats at a variety of scales (supported by Central Bedfordshire Pre-submission Local Plan Policy EE8). The parish of Haynes is contained wholly within the NIA.

Figure 3 also illustrates that within the parish there are also over 180 hectares or 'permanent pasture' – areas of land that have been grassland for 25 years or more, indicating that they have not been deep-ploughed or cropped for a significant period. This brings an element of both landscape and biodiversity value. Unlike the designated sites, these areas are better spread across the parish, with Haynes Park accounting for a significant proportion. Owners and managers of such land should be encouraged to retain and extend this grassland wherever possible.

The **Biodiversity Opportunity Network** has been identified to suggest areas where biodiversity enhancements would be most beneficial. The aim is to buffer and link existing wildlife rich areas, creating a landscape through which species can move. This will make populations more sustainable and help them to respond to climate change. Within the network there is a range of options which would benefit biodiversity, from creating new habitats to improving existing hedgerows. Given the location of the key areas of biodiversity interest just outside the parish, it is unsurprising that the main Biodiversity Opportunity Areas are identified within and between these and again do not extend far into the parish. However, this does not mean that there are not opportunities for creating, buffering and linking habitats at the local level, nor that these would not be beneficial. The opportunity to improve the existing biodiversity value of the parish and people's ability to engage with nature is expressed below through both policy and project opportunity.

5.2.1: Biodiversity Policy Recommendations:

The feedback from community consultation has been combined with the above information to develop the following policy recommendations for the Neighbourhood Plan:

- *Raise awareness of local biodiversity*
- *To take account of existing and potential biodiversity value, seek to protect, buffer and enhance existing biodiversity assets (sites) and networks*
- *To create new and link areas of existing biodiversity value to create more robust networks, especially woodlands, grasslands and hedgerows.*
- *To protect areas of permanent pasture from development, particularly when they have no specific designation, and that landowners have access to information on the value of this land and how to ensure that they are protected.*
- *To ensure the existing hedgerow network is protected and enhanced.*
- *To protect and enhance existing orchards as a biodiversity and cultural asset for the village.*

Plummers Copse



5.3 The Historic Environment

The historical significance of Haynes is illustrated by **Figure 4**, with a range of historic features and designations (these are listed in **Appendix 2**). Haynes has a long history of settlement, dating back to the Iron Age. For example, there is evidence of an Iron Age (and Roman and Saxo-Norman) settlement to the west of the church. Roman pottery and building materials have been found near Northwood End Farm, while a hoard of Roman coins have also been found (feature 748 on Figure 4, at what is now Plummers Copse). North Lane (and the continuation of) is thought to be a Roman road leading from Haynes to Bedford, while the A6 trunk road is a former Turnpike road.

Early medieval settlement began around the church and up to the ridge in the north, but thirteenth century pottery evidence suggests that population pressure led to the establishment of hamlets at Silver End and Northwood End. Interestingly cropmarks suggest that the current hamlet at Church End may have 'shrunk' from its previous size (see Feature 5481 on Figure 4). The name Haynes is thought to derive from 'Hawnes' – the Anglo-Saxon for hedges.

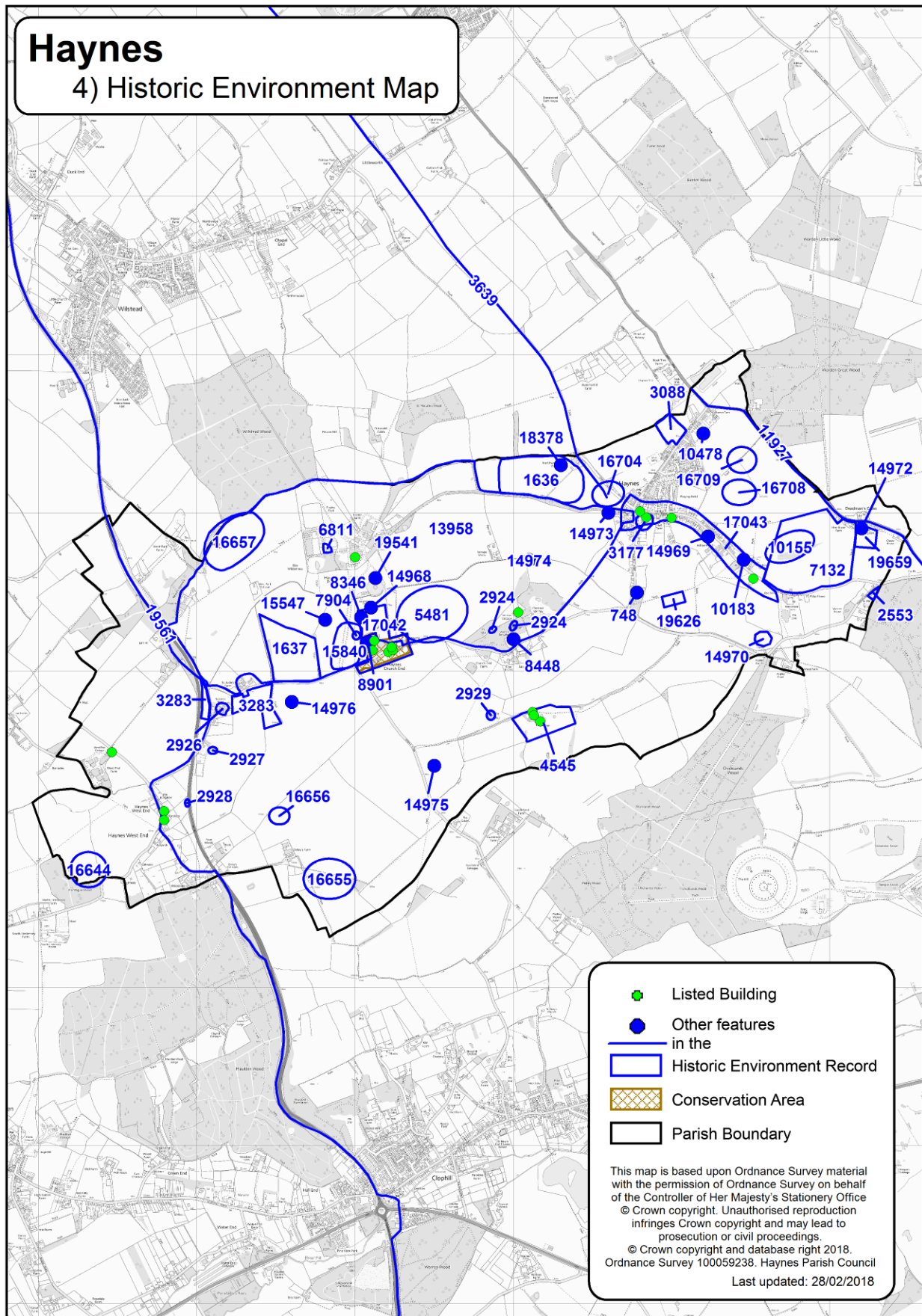
Haynes Park (previously Hawnes Park) is a Grade I Listed Georgian country house set within historic parkland, but there has been a significant residence at the site dating back much further. It is noted that the hall, chapel and various other elements of the 'old manor house' were in disrepair by the 14th century. A brick manor house was built in the 16th century, and remains of the Tudor brickwork can still be seen in the cellars of the existing house which was much extended and remodelled around 1721 and again around 1790 and 1850. In 1929 the house became a boarding school for girls known as Hawnes Girls School, which closed in 1975. It was then taken over by Clarendon School which went into liquidation in 1992. The property was then sold to an Indian sect and is still occupied by the associated organisation 'Science of the Soul' (an Indian philosophy based on meditation).

At Deadman's Cross what was a restaurant has had two former lives, it previously being the Red Lion Public House and prior to this it was the parish workhouse.

Haynes Grange was granted to Chicksands Priory in 1150, but the present house was probably built after the Dissolution of the Monasteries in 1538. The paneling from its banqueting chamber now resides in the V&A Museum. Like Haynes Park, Haynes Grange is set within historic parkland containing veteran trees and ancient hedgerows.

Haynes

4) Historic Environment Map



5.3.1: Historic Environment Policy Recommendations:

The feedback from community consultation has been combined with the above information to develop the following policy recommendations for the Neighbourhood Plan:

- *When development is considered, take account of assets of historic environment value, and seek to protect them and their context*
- *To protect buildings and features that contribute to the historic fabric and distinctiveness of the parish, especially where they are not Listed.*
- *To raise awareness of the historic value of the parish and its contribution to its distinctiveness and identity.*

Former Granary, Northwood End Farm



5.4 Open Space, Access and Recreation

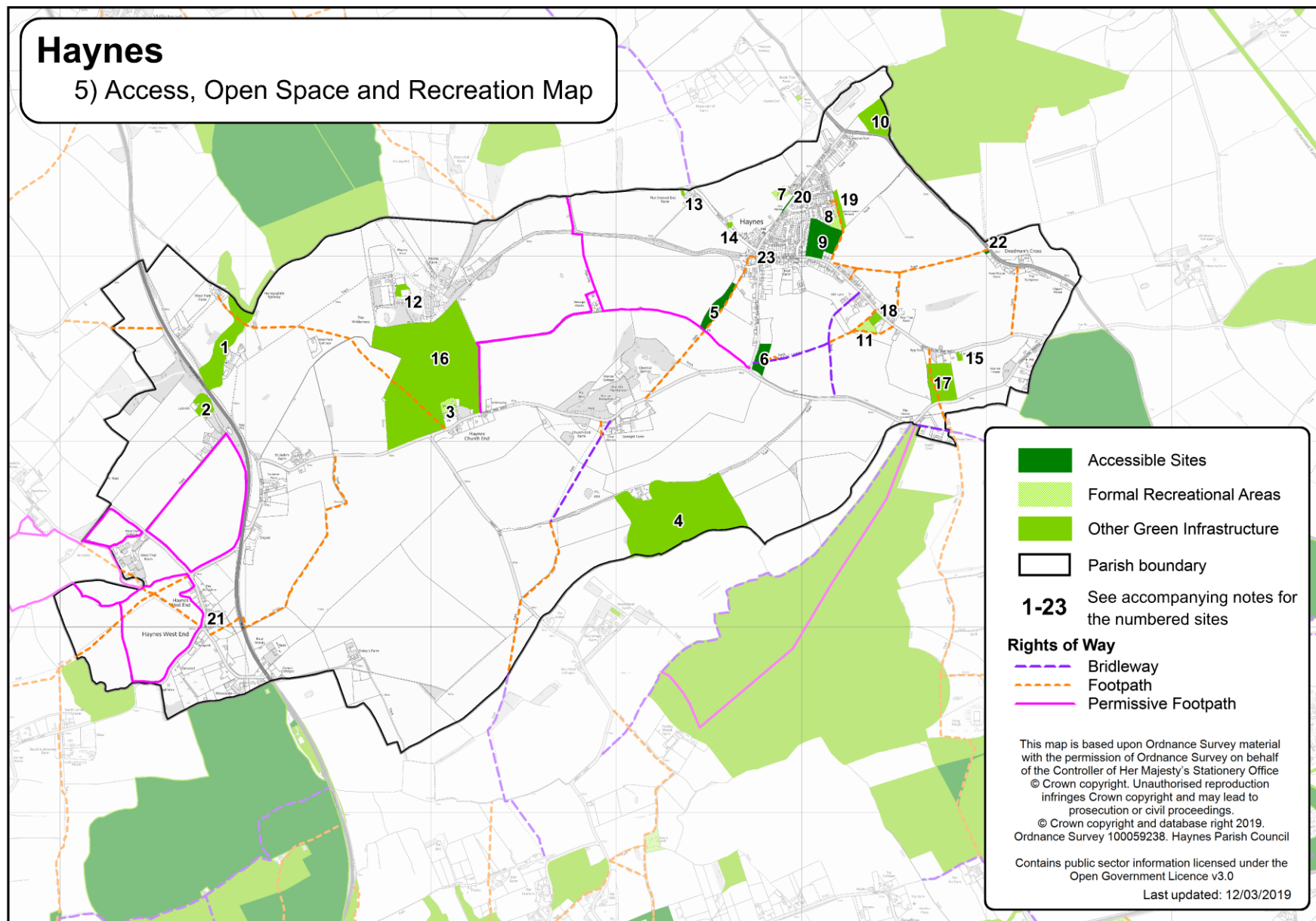
Figure 5 shows the positions of all open spaces and recreation sites within the parish. Not all of them are freely accessible to the public but they all contribute to the wider recreational opportunities and green infrastructure in general. **Table 2** lists the sites and describes their status in terms of accessibility to the general public. To be considered publicly accessible, people must have access across the whole (or majority) of a site (and not be restricted to footpaths) and entry to the site must be free (although car parking can be charged for).

Table 2 – Open Spaces and Recreation Sites

Number	Name	Publicly accessible?
1	Keyse's Spinney CWS	No (public footpath passes through)
2	Lark Hill CWS	No
3	Haynes Church End Churchyard	Yes
4	Grange Meadow, Haynes CWS	No
5	Northwood End Farm access land	Yes
6	Plummers Copse (aka Millennium Wood or Plummers Wood)	Yes
7	Haynes Silver End Road allotments	No – allotment holders only.
8	Haynes Lower School playing field	No
9	Haynes Recreation Ground, Northwood End Road (including Community Garden and Play Area)	Yes
10	Warden Great Wood CWS	No (seasonal route of Greensand Ridge Walk passes through).
11	Haynes Allotments Northwood End Road	No – allotment holders only
12-15	Orchards	No
16	Haynes Park	No (public footpath passes through)
17	Bessie's Field & Gravel Pit, Stand Alone Farm	No (public footpath passes through)
18	Woodland adjacent to Greyhound PH	No
19	School Copse	No (public footpath passes through)
20	Old Orchard and War Memorial Silver End Road	Yes
21	Haynes West End 'Village Green'	Yes (but very small)
22	Deadmans Cross Green Area	Yes
23	The Old Green (junc of N End Rd, Plummers Lane, Silver End Rd)	Yes but only a tiny fragment of the former green remains, with a bench.

Haynes

5) Access, Open Space and Recreation Map



5.4.1 Quantity of Greenspace:

As **Map 5** shows, accessible green spaces in particular are concentrated in and around Silver End and Northwood End. Haynes Park parkland forms a large and open, green area in the middle of the parish, but is privately owned and not accessible, with the exception of a single public footpath (which is a dead-end path). Other sites on the periphery of the parish, such as Rowney Warren and Maulden Wood SSSI, provide recreational opportunities with networks of paths and parking areas. Nearly half of all respondents to the first GI survey felt that there was enough green space within the parish, but this does mean that over half felt that there was not or did not have an opinion. With a parish settlement pattern spread out like Haynes has, it is important that accessibility is also taken into account (see below).

The Central Bedfordshire Leisure Strategy (2017) gives area targets for the provision of different types of open spaces and uses quality and accessibility to assess the current adequacy of provision. The deficits identified in current provision include:

- 2.12ha shortfall in large informal recreation areas
- 0.66ha shortfall in small amenity spaces

The Recreation and Open Space Strategy within the Leisure Strategy identifies the need for enhancements to existing recreational spaces and new provision of small amenity spaces where the opportunity arises.

The first GI survey asked respondents to identify what type of greenspace should be created when the opportunity arises, and 'Nature Reserve' was the most popular suggestion, followed by 'Woodland', 'Community Orchard' and 'Facilities for Children/Teens'.

Haynes Recreation Ground



5.4.2 Assessing accessibility:

Looking at provision in terms of areas of green space only tells part of the story, particularly in a dispersed parish such as Haynes. It is therefore important to look at other factors, including distribution and accessibility of green spaces – whether they are easy to get to and use.

This exercise is a snapshot of physical access across the parish to identify those areas where there are gaps in basic provision. **Map 5a** below takes the sites considered ‘accessible’ above and draws a 300m radius around them. 300m has been selected as it is indicative of basic provision – it equates approximately to a five minute walk. All accessible sites had a catchment mapped unless they were under 0.2ha (and considered to be too small to be an effective greenspace), or exist for a specific use and are not suited to general informal recreation, for example the churchyard. It should be noted that this exercise is relatively simplistic, and does not take into account specific routes on the ground by which people access these sites. Neither does it provide an assessment of the accessibility of the site itself once it has been reached. However, it provides a useful view of the general distribution of accessible green spaces in the parish in relation to where people live.

The accessibility map illustrates the fact that the majority of the areas of settlement within the parish are within the 5 minute walking catchment of at least one accessible greenspace, with the exception of Church End, the northern part of Silver End and the western part of Northwood End. Maulden Wood and Rowney Warren, although technically outside the parish, help provide access to green space for residents.

Respondents to the first GI survey did not feel accessibility was a major issue, with 96% stating that they could access at least one greenspace (although this included the option of using a car). Attendees at the second GI workshop were specifically asked whether they lived in one of the areas identified as lacking in access, and whether they did indeed experience such issues. Unsurprisingly there were very few attendees from these areas, but even the one who was didn’t feel they were disadvantaged. It is likely that the relatively good provision of rights of way and permissive access routes also helps alleviate the issue, with good opportunities for accessing the ‘wider countryside’. It is therefore important that these are well-maintained.

The Central Bedfordshire Council Leisure Strategy schedule for Haynes notes that while the main formal recreation space (the Recreation Ground) is at the eastern end of the parish it is still accessible to the majority of residents.

In addition to the quantitative deficit in informal recreation areas the Leisure Strategy also notes a “lack of access to informal open spaces”. The only space within this category, Plummers Copse, is accessible only via a lengthy cross-field footpath or by walking down a stretch of road with poor verges and a National Speed Limit. Plummers Copse is an important asset to the local community, owned and managed by the Woodland Trust with a ‘volunteer warden’ helping to look after the site. It should also be noted that it is a relatively small site, with a relatively small central glade and a network of paths within woodland that is not yet fully matured. Therefore its ability to absorb significant numbers of people is very limited. Any improvements to access to Plummers Copse would, while being beneficial, should be monitored for their impact.

Verge adjoining Plummers Copse



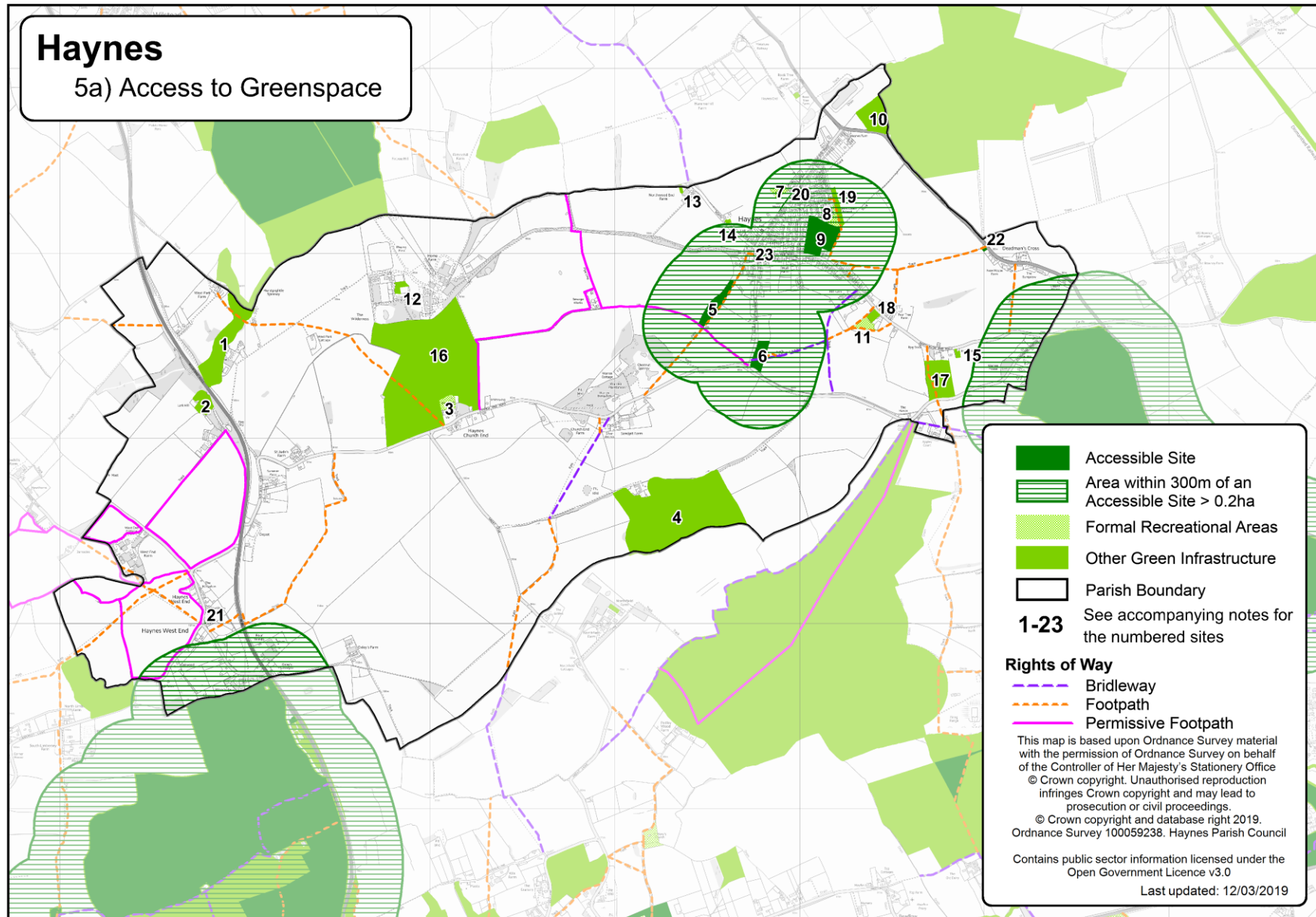
Plummers Copse



The Central Bedfordshire Leisure Strategy recommends improvements to “Maulden Woods Working Woodlands Centre” as a ‘key priority’ to address issues around the lack of informal recreation provision, but it should be noted that Maulden Wood is a sensitive site (SSSI) without great capacity to absorb significant additional recreational pressure. It is also located at the far (western) end of the parish, and other than West End is accessible to the majority only by car, with the busy A6 separating it from the rest of the parish.

Haynes

5a) Access to Greenspace



5.4.3 Quality Assessment

Quantity, distribution and accessibility are important elements of any assessment of green spaces, the other key component is quality. Issues in a lack of greenspaces can, to an extent, be offset by improving the quality and functionality of existing greenspaces. This is particularly important within settlements where the opportunities to create new green spaces may be limited by the availability and cost of land.

The Central Bedfordshire Council Leisure Strategy schedule for Haynes notes that the Recreation Ground would benefit from improved facilities and infrastructure, and the 'Recreation and Open Space Strategy' section recommends improvements to the quality and accessibility of informal recreation areas.

As mentioned above, Maulden Wood SSSI sits on the edge of the parish at Haynes West End, and contains a network of tracks (some of which are public rights of way, others are accessible under the Countryside and Rights of Way Act as the site is owned by the Forestry Commission). Although a sensitive site which could not accommodate significant increases in visitor numbers, some facilities exist (parking and a 'Woodland Discovery Area', plus access to toilets for Greensand Trust permit holders) and there is potential for enhanced visitor facilities in the future.

5.4.4 Local Green Space Assessment

An assessment of all the green spaces identified within the parish was carried out as part of the GI Plan. In Central Bedfordshire, Neighbourhood Plans are the key mechanism for designating sites as Local Green Space, a designation introduced through the National Planning Policy Framework (revised 2018) as "a way to provide special protection against development for green areas of particular importance to local communities". It is important to note that the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- Where the green area concerned is local in character and is not an extensive tract of land.

Therefore the GI Plan *recommends* sites for this designation following this assessment process, which follows a methodology developed by local organisations with Central Bedfordshire Council, and is based on the Government criteria. It provides the Neighbourhood Plan with full details and justification for these recommendations. This is contained in **Appendix 3**.

The process involved assessing all sites listed in **Table 2** (and actually resulted in additional sites being identified and added to Table 2) with the first stage being desk-based and identifying those sites that warranted further investigation in the form of field visits.

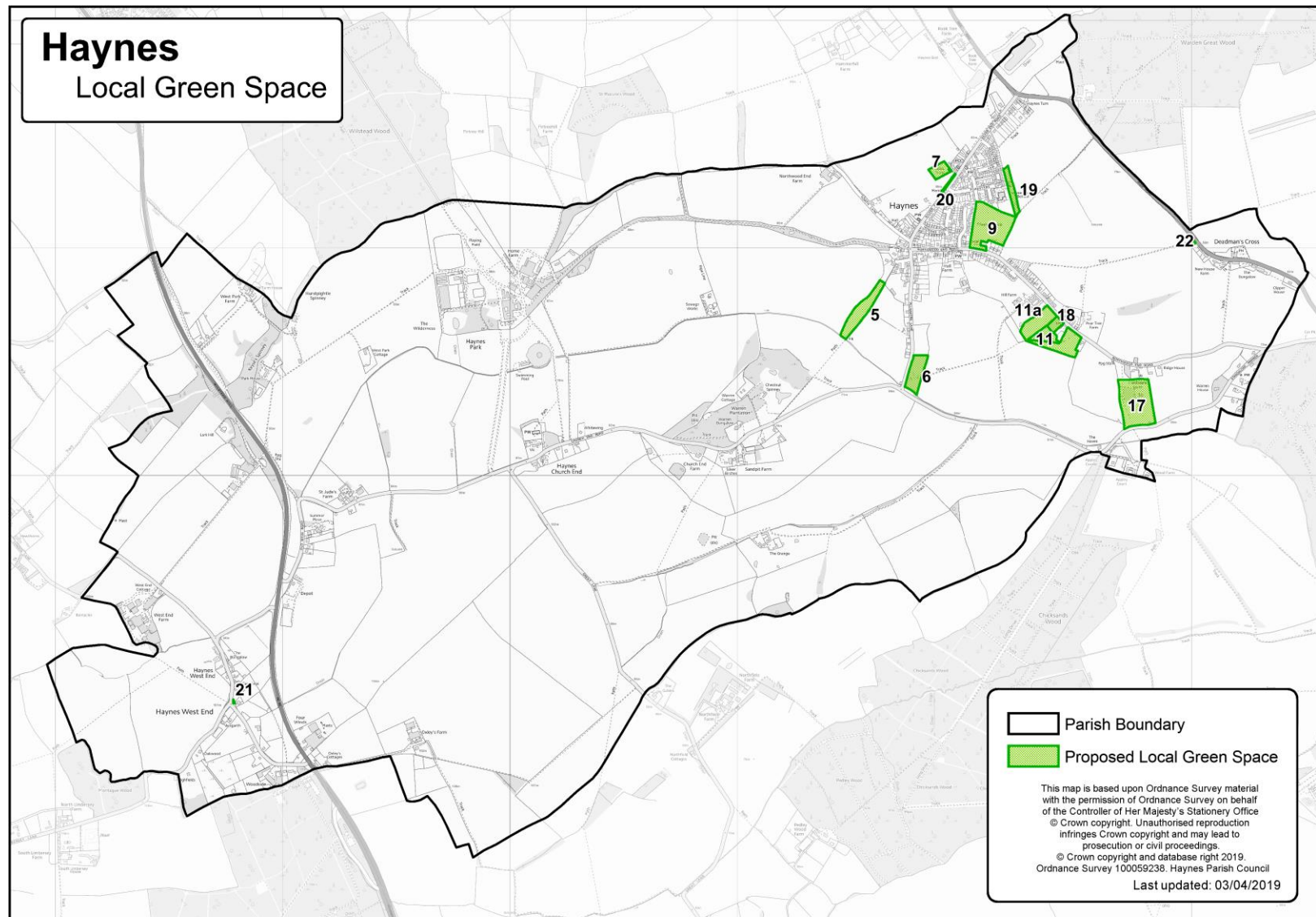
It should be noted that landowners have not been consulted at this stage, but it is **recommended that they are engaged before the candidate sites are taken forward within the Neighbourhood Plan**.

The sites recommended as potential candidates for the Local Green Space designation are illustrated in **Figure 6** and listed in **Table 3** below:

Table 3: Candidate Local Green Spaces

No. on Map	Name
5	Northwood End Farm Access Land
6	Plummers Copse
7	Silver End Road Allotments
9	Haynes Recreation Ground (including Community Garden and Play Area)
11	Allotments Northwood End Road
11a	Field surrounding Northwood End Road Allotments
17	Bessie's Field & Gravel Pit, Stand Alone Farm
18	Woodland adjacent to Greyhound PH
19	School Copse
20	Old Orchard and War Memorial
21	Amenity Greenspace – Haynes West End
22	Amenity Greenspace – Deadman's Cross

Figure 6 – Proposed Local Green Spaces



5.4.5 Linear Access: Footpaths, bridleways etc

There is reasonable provision of public rights of way in the parish, although there are some issues with 'dead end' routes or disconnected bridleways. Two important promoted walks pass through the parish: The Greensand Ridge Walk and the John Bunyan Trail. The Greensand Cycleway (an on-road cycling route) also passes through.

The statutory rights of way network is significantly enhanced through the provision of permissive routes at Northwood End Farm, provided through an agri-environmental agreement (see **Figure 5**). These help to create circular routes close to where people live, and are popular with local people. However, the current agreement comes to an end at the end of September 2020, and if an appropriate scheme is not in place for landowners to continue to provide such access, then these paths are likely to close.

There are significant areas within the parish that have no access, but this does not seem to be an issue to local people – over 90% of respondents to the initial GI survey used the local rights of way network, and 80% felt that they could get to where they needed. However, while 83% were confident they would not get lost and 92% felt safe using local rights of way, only 61% felt they were free from obstructions and easy to use. This reinforces the point made above, that the network needs to be well-maintained to serve the community. There are two projects included below that relate specifically to access route improvements, and it should also be noted that the parish has a very active and experienced 'P3' group (a local community group supported by Central Bedfordshire Council) that helps to look after and develop the rights of way network.

5.4.5: Access, Open Space and Recreation Policy Recommendations:

The feedback from community consultation has been combined with the above information to develop the following policy recommendations for the Neighbourhood Plan:

- *Designate Local Green Spaces as appropriate*
- *Protect the existing access networks for all users, including both definitive public rights of way and permissive routes.*
- *Create better connected networks of permanent footpaths, bridleways and cycle paths within the parish and to other places, and linking with public transport.*
- *Encourage the use of access routes for both recreation and utility (work, school, shopping) and for accessing public transport.*
- *To ensure that any new development enhances access route connectivity and makes provision for linking to existing networks.*
- *To ensure greenspace provision is fair across the parish with regard to where people live.*
- *To identify opportunities for delivering new greenspaces to address existing deficits, especially of the types identified as priorities by the community (Nature Reserve, Woodland, Facilities for Children and Teenagers, Community Orchard, Village Green)*
- *To improve the quality and functionality of existing greenspaces through provision of facilities and/or landscape improvements*
- *To ensure all new greenspaces are designed to a high quality and appropriate management is secured over the longer term*

6. Policies Summary

The policies recommended in the above sections are repeated below. In addition, broader, general environmental policies were developed and proposed, and consulted on through community engagement. These are also included below:

Landscape:

- *Protect and enhance important local views (those identified from the previous consultation were listed):*
 - i. *Views of Haynes Park from the south and east (including from Northwood End Road and Great Lane);*
 - ii. *Views from Greensand Ridge escarpment looking north;*
 - iii. *Views to west and south-west from Plummers Lane and its surrounds;*
 - iv. *Views south from Northwood End Road, Silver End*
- *To recognise, protect and enhance the special landscape value, distinctiveness and identity of the parish of Haynes and each of its individual 'Ends' that contributes to this.*
- *To protect areas of permanent pasture from development, particularly when they have no specific designation, and that landowners have access to information on the value of this land and how to ensure it is protected.*
- *To ensure the hedgerow network is protected and enhanced*
- *To ensure woodlands are protected, buffered and connected to each other.*
- *Protect the tranquillity of the parish*
- *Restore/create ponds and areas of wetland in the landscape, where they have previously existed, and to use 'natural flood management' techniques to help reduce issues with surface water flooding*
- *Any development must contribute positively to surface water management.*

Biodiversity:

- *Raise awareness of local biodiversity*
- *To take account of existing and potential biodiversity value, seek to protect, buffer and enhance existing biodiversity assets (sites) and networks*
- *To create new and link areas of existing biodiversity value to create more robust networks, especially woodlands, grasslands and hedgerows.*
- *To protect areas of permanent pasture from development, particularly when they have no specific designation, and that landowners have access to information on the value of this land and how to ensure that they are protected.*
- *To ensure the existing hedgerow network is protected and enhanced.*
- *To protect and enhance existing orchards as a biodiversity and cultural asset for the village.*

Historic Environment:

- *When development is considered, take account of assets of historic environment value, and seek to protect them and their context*

- *To protect buildings and features that contribute to the historic fabric and distinctiveness of the parish, especially where they are not Listed.*
- *To raise awareness of the historic value of the parish and its contribution to its distinctiveness and identity.*

Access, Recreation and Open Space:

- *Designate Local Green Spaces as appropriate*
- *Protect the existing access networks for all users, including both definitive public rights of way and permissive routes.*
- *Create better connected networks of permanent footpaths, bridleways and cycle paths within the parish and to other places, and linking with public transport.*
- *Encourage the use of access routes for both recreation and utility (work, school, shopping) and for accessing public transport.*
- *To ensure that any new development enhances access route connectivity and makes provision for linking to existing networks.*
- *To ensure greenspace provision is fair across the parish with regard to where people live.*
- *To identify opportunities for delivering new greenspaces to address existing deficits, especially of the types identified as priorities by the community (Nature Reserve, Woodland, Facilities for Children and Teenagers, Community Orchard, Village Green)*
- *To improve the quality and functionality of existing greenspaces through provision of facilities and/or landscape improvements*
- *To ensure all new greenspaces are designed to a high quality and appropriate management is secured over the longer term*

General:

- *To support the development of the Green Infrastructure Network for Haynes and ensure it is not compromised by built development*
- *Any development that is permitted in the parish should result in a 'net environmental gain' i.e. any GI lost should be replaced with a larger amount, any connections between GI assets severed should result in more and better connections nearby.*

7. Project Prioritisation, Action Plan and the GI Network:

The **GI Network and Projects Map (Figure 7)** has been developed by identifying the existing GI 'assets' (green spaces, wildlife sites, access routes and historic sites) and illustrating these alongside the areas of opportunity for new GI (biodiversity opportunity areas, areas of greenspace deficit and linear access opportunities) to create a green infrastructure 'network', illustrating where new GI would be **most beneficial** in terms of complementing existing GI, creating multi-functional networks and providing opportunities for people and wildlife within the parish.

The Haynes GI Network is largely focused on the core of historic parkland and permanent pasture through the middle of the parish, with woodland linkages largely occurring around the periphery but still illustrated because of relevance to the parish.

The GI projects are also illustrated on the GI Network Map (except those that do not have a specific geographic location).

The GI projects were identified and then prioritized through consultation. The GI Projects Survey specifically asked respondents to rank projects in order of importance, and this has been used to identify the priority projects in the **Action Plan** (Table 4, below). The priority projects are those ranked 1st to 5th. It is important to have identified priority projects to help guide future enhancements, which can be funded through a range of opportunities, including funding through Section 106 Agreements (associated with development). It is therefore important that a degree of project development takes place to ensure there are projects that are 'ready to go' should such opportunities arise.

The remaining projects, although not considered a current priority, are included as they are still community-generated project ideas with a degree of support. It is possible that some of these projects are more 'deliverable' than higher ranked projects.

The Action Plan therefore includes details of potential project delivery partners and next steps. It is recommended that the Action Plan is reviewed and updated on an annual basis. Completed projects will need to be removed, and new projects can be added where it is demonstrable that the local community are supportive of them.

Figure 7 – Green Infrastructure Network and Projects Map

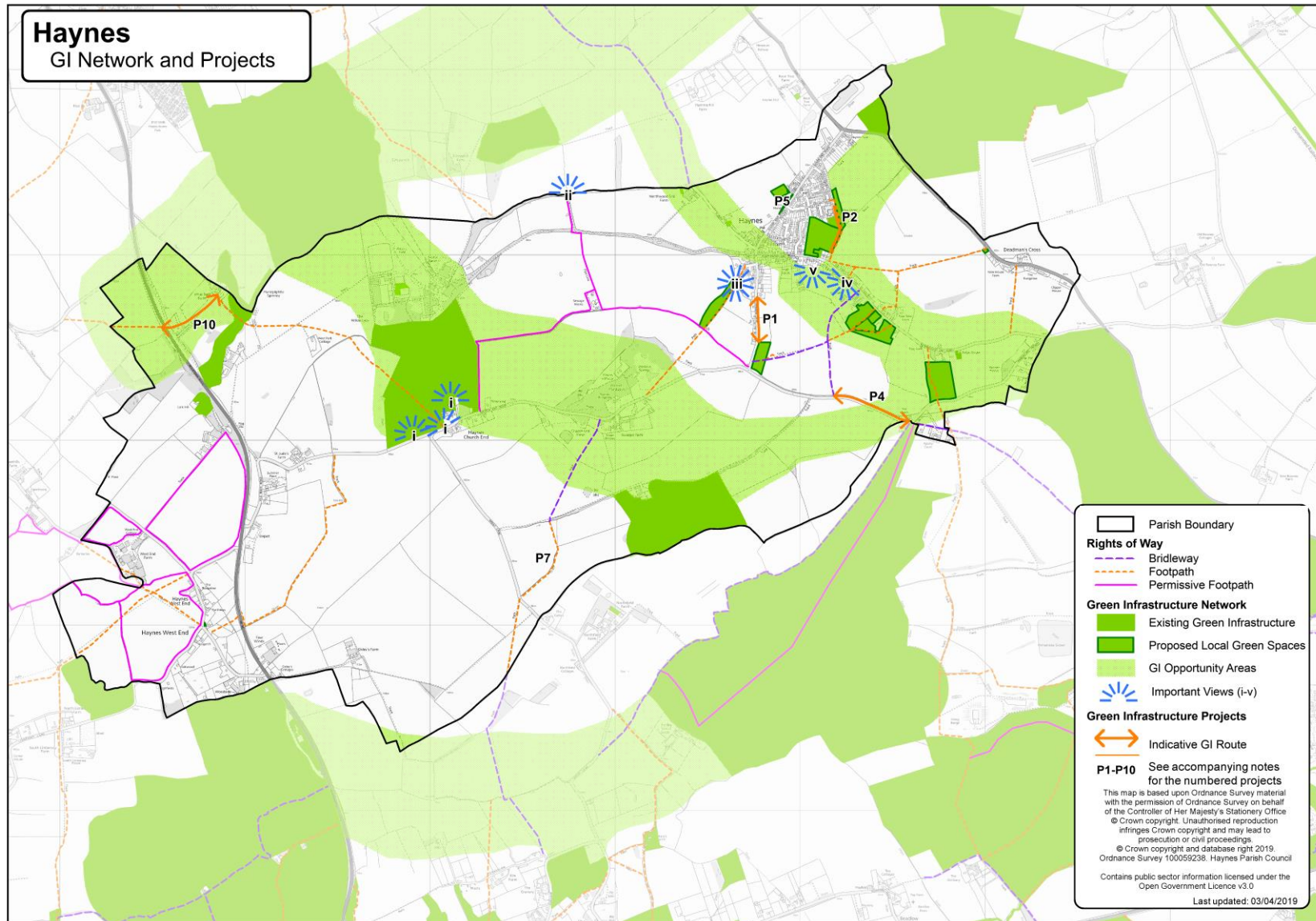


Table 4: The Haynes GI Action Plan:

Rank	Project No.	Project	Potential Project Lead	Potential Project Partners	Suggested Next Steps
1.	1	Create Access alongside Plummers Lane to provide safe access to Plummers Copse	Haynes PC/P3	CBC Highways, Greensand Trust	Identify feasibility of potential routes, ensuring that hedgerows would not be significantly damaged.
2.	12	Improve footpath between village hall and school to alleviate traffic problems in Foresters Close	Haynes PC/P3	Haynes Lower School, Village Hall Committee, CBC Highways	Assess two main options – utilizing existing RoW to east of hedge, or creating new route within the Recreation Ground
3.	2	Create strategy to address litter and fly tipping.	Haynes PC	CBC Minerals & Waste/Biffa	Discussion with CBC M&W Research examples elsewhere. Explore development of volunteer group.
4.	8	Formalise verge link at Appley Corner	Haynes PC/P3	CBC Highways GST Greensand Country Landscape Partnership	Discuss with CBC Highways
5.	11	Enhance old orchard site at Silver End Road	Haynes PC	Allotment holders?	Engage community on potential options.

	3	Carry out a survey to identify areas for pond or wetland creation to help alleviate surface water flooding issues			Monitor issues Access Environment Agency information
	4	Surface more footpaths to make suitable for use in winter/wet weather			Only pursue if specific routes are highlighted, and then only if appropriate and significant need is demonstrated.
	5	Improve access from A600 end of Silver End Road to link to paths that lead to Hammerhill			Consider promotion of existing routes instead.
	6	Survey to discover wells in the parish			Identify enthusiastic individuals to take forward. Liaise with CBC Historic Environment Record.
	7	Upgrade footpath to bridleway to create continuous bridleway route from Clophill to Church End	P3 Group		Liaise with Clophill PC and CBC Highways.
	9	Create a 'proper' village green			Suggest that efforts are best used to support project 11 (priority project) above and further enhance Community Garden element of the Rec.
	10	Create link in footpath network near West Park Farm			Liaise with landowner and CBC Highways