

Proposed
Local Green Space
Designations
for Potton



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



February 2018

POTTON NEIGHBOURHOOD PLAN – LGS ASSESSMENT

Stage 1 Assessment

The Stage 1 assessment is designed to filter out which sites - proposed for LGS Designation by the 2018 Potton GI Plan - do not meet the basic LGS eligibility criteria. Sites which have current planning permission, or have been allocated for development, or have an existing designation giving the same level of protection as a LGS designation, do not meet the criteria and are not carried forward to the Stage 2 assessment.

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

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

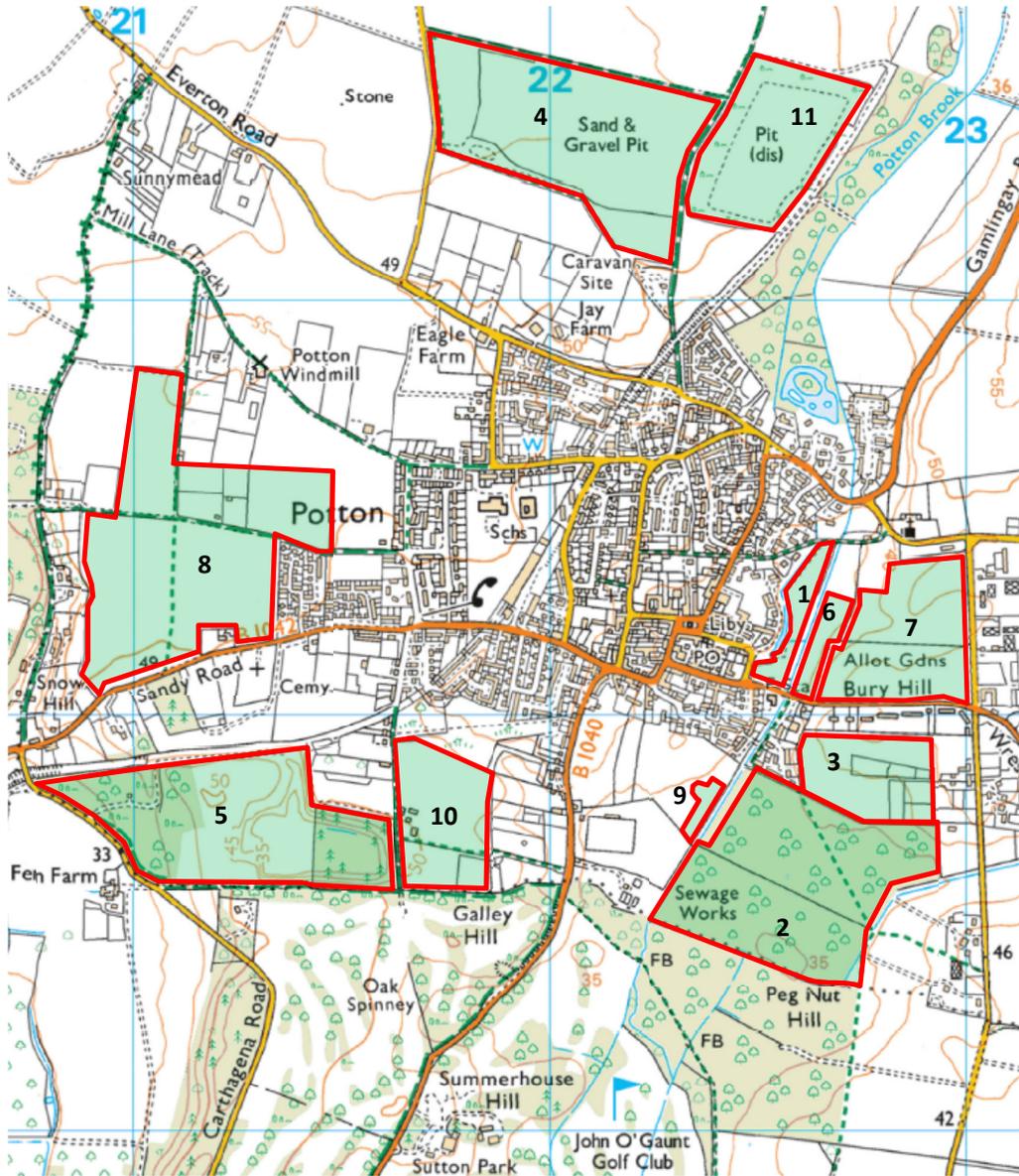
***Deepdale Quarry:** It is believed that a small portion of this site has had planning consent in the past for a camping / leisure facility; but that this has now lapsed. Should a similar consent be sought in future, the majority of the site would be unaffected by any built development.

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

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

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

Possible LGS's – to undergo stage 2 assessment



Site numbers relate to the table on the following page.

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

Stage 2 Assessment – Overall Summary

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

Stage 2 Assessment – Individual Site Assessments

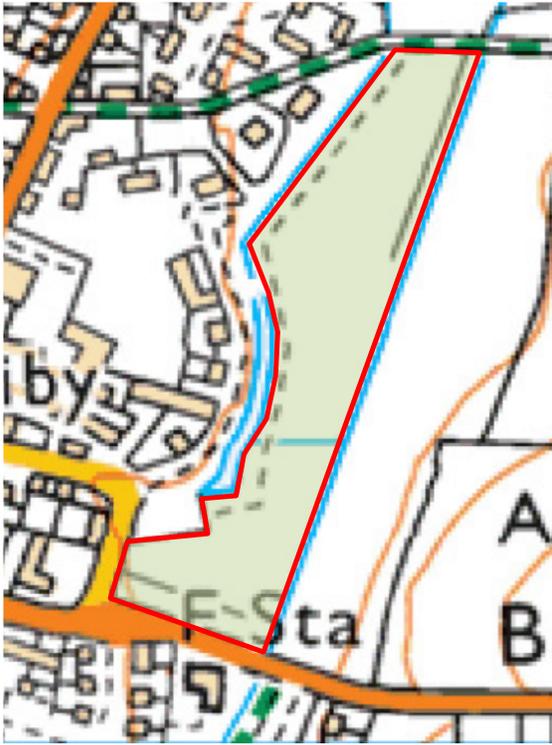
The Stage 2 assessment assesses whether the proposed LGS meets the following criteria:

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

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

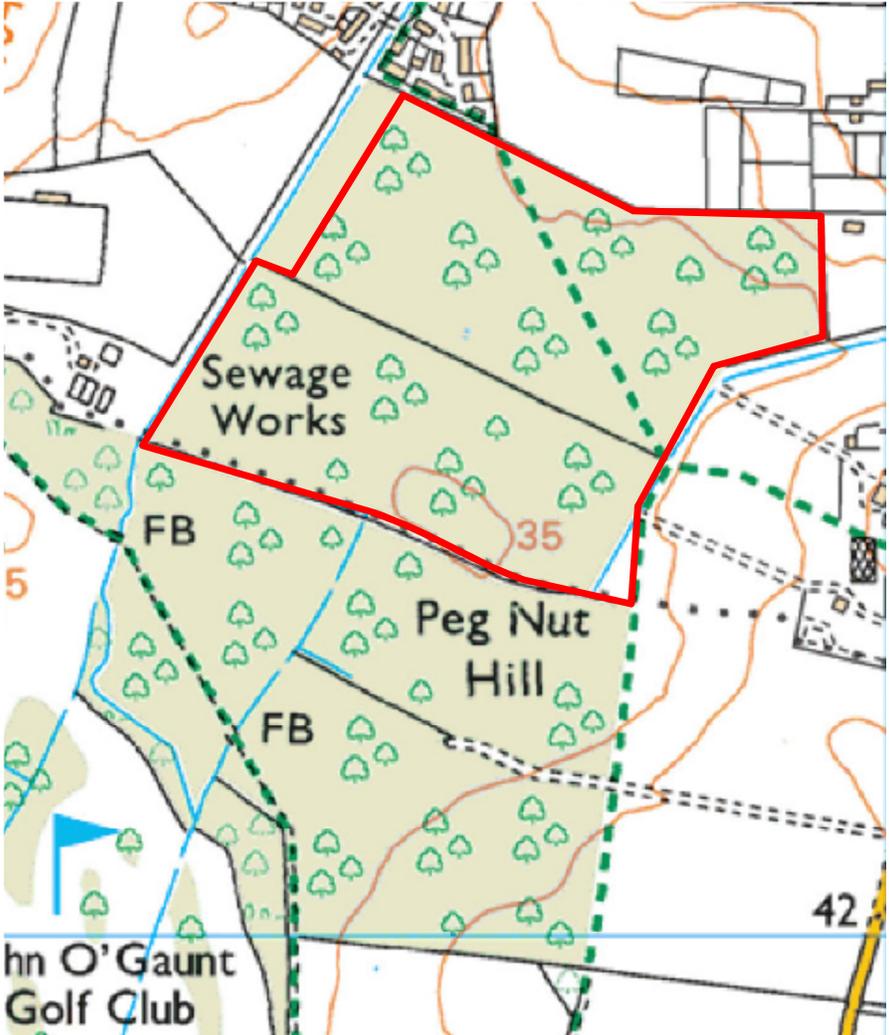
- a. The proposed space is of particular local significance because of its beauty
- b. The proposed space is of particular local historic significance
- c. The proposed space is of particular local significance because of its recreational value
- d. The proposed space is of particular local significance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

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

Site Name	Henry Smith Playing Field (1.)
Site Map	
Site Area	2.27 ha
Site Location	This site is located within the eastern side of the settlement. It immediately adjoins the nearest residential areas and is within 250m

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

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

Site Name	Pegnut Wood (2.)
Site Map	 <p>The map shows a site boundary outlined in red. The site is divided into several areas: 'Sewage Works' in the upper left, 'Peg Nut Hill' in the center, and 'O'Gaunt Golf Club' in the lower left. A dashed green line runs through the site, and a solid blue line runs along the bottom. The map also shows contour lines, roads, and buildings. Labels 'FB' and '35' are present on the map.</p>
Site Area	19.4ha – area of site within the Parish of Potton (38.5ha – whole site)
Site Location	This site is located to the south east of the settlement. Its northwest corner immediately adjoins the nearest residential areas and is within 650m of the Town Centre
Site Description	Pegnut Wood was planted primarily as a poplar plantation, although has areas of more native tree and shrub species. The site has a network of accessible paths – some being Public Rights of Way. The Potton GI Plan identified the whole of the site as an important area; however as a neighbourhood Plan can only designate LGS's within its own parish, this assessment relates only to the portion of the whole site

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

Beauty

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

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

Historical Significance

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

Recreational Value

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

Tranquillity

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

Wildlife

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

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

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

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

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

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

Site Name	Potton Quarry (4.)
Site Map	<p>The map shows a site boundary outlined in red. The site is located north-west of a settlement. Key features include a 'Sand & Gravel Pit' to the north, 'Caravan Site' and 'Jay Farm' to the south, and 'Eagle Farm' to the west. The map also shows a road network and various field boundaries. The number '22' is prominently displayed in the upper part of the site, and '49' and '50' are visible near the settlement.</p>
Site Area	<p>19.8ha</p> <p>This is towards the large size for a LGS; but in the context of Potton and the number of LGS criteria it meets; it is believed that LGS designation is appropriate.</p>
Site Location	<p>This site is located to the north west of the settlement.</p> <p>It lies approx. 500m from the nearest residential area of the town (closer to the Myer's Road Traveller's site) and is within 1,200m of the Town Centre</p>
Site Description	<p>This site is currently a working quarry; although a restoration plan for the site is already being implemented in the eastern part of the site.</p> <p>Beauty</p> <p>The restored portion of the site already has an intrinsic beauty, demonstrating that once fully restored as a grassland/ heathland site with appropriate tree/ shrub planting and wetland features, the whole site will be beautiful.</p> <p>Historical Significance</p> <p>Unknown</p>

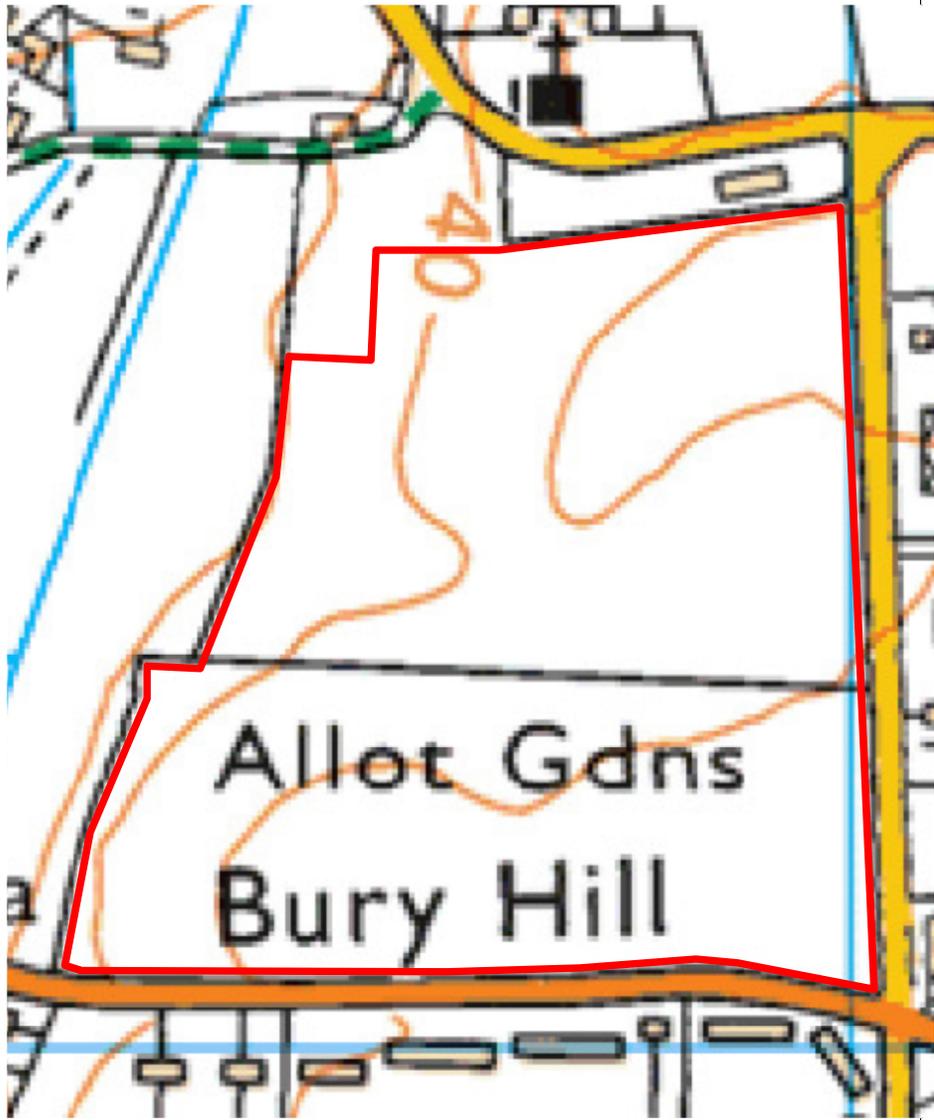
	<p>Recreational Value</p> <p>The site is surrounded on all sides by Public Rights of Way, offering great views into the site. The emerging Potton Green Wheel will utilise the Public Bridleway along the northern boundary of the site; and viewpoints into the quarry should be provided.</p> <p>Although the current restoration plan does not include public access within the restored quarry, the potential for this to be provided in the future should be explored.</p> <p>Tranquillity</p> <p>Once the quarrying activities have ceased and the area has been restored, it will be a very tranquil site.</p> <p>Wildlife</p> <p>The restored site will be a haven for wildlife.</p> <p>“The overall restoration strategy is to create an environment suitable for nature conversation; encouraging habitats and species that contribute to the habitat network in the Greensand Ridge, being of value both at a local and County-wide level.” June 2016, Restoration Details & Aftercare Scheme</p> <p>Significant for another reason</p> <p>This site is identified as Aspiration 22 of the Potton GI Plan, to: Create publicly accessible nature reserve including woodland, heathland, exposed sand banks etc.</p>		
<p>Site Photos</p>			
<p>Not Extensive</p>	<p>Close Proximity</p>	<p>Demonstrably Special/ Locally Significant</p>	<p>Recommend for Designation?</p>
<p>Y</p>	<p>Y</p>	<p>Y</p>	<p>Pending</p>
<p><i>I anticipate that this site will meet LGS designation criteria in the future. However, as it is currently a working quarry, it does not meet the criteria.</i></p> <p><i>I would recommend identifying this site within the NP as a pending LGS, to be designated when the Neighbourhood Plan is updated and when the site exists as a community amenity space.</i></p>			

Site Name	Deepdale Quarry (5.)
Site Map	
Site Area	18.8ha
Site Location	<p>This site is located to the south west of the settlement.</p> <p>It lies approx. 600m from the nearest significant residential areas and is within 1,200m of the Town Centre</p>
Site Description	<p>This site is an old quarry alongside the disused Bedford – Cambridge railway.</p> <p>Beauty</p> <p>The eastern portion of the site is fully restored and well landscaped/ managed and is considered to have ‘natural’ beauty.</p> <p>The western portion of the site has great potential to become a beautiful site, either through active restoration or natural regeneration.</p> <p>Historical Significance</p> <p>Within this old quarry site, there were the sites of a smaller, older sand pits and a coprolite quarry.</p> <p>Prior to the Beeching cuts the now disused GNR railway provided a direct route from Bedford, via Sandy and Potton to Cambridge. There is much debate today about restoring this link for commercial traffic.</p> <p>Recreational Value</p> <p>The site Public Rights of Way along its southern and eastern boundaries, offering great views into the site. The emerging Potton Green Wheel will utilise the Public Bridleway along the southern boundary of the site; and</p>

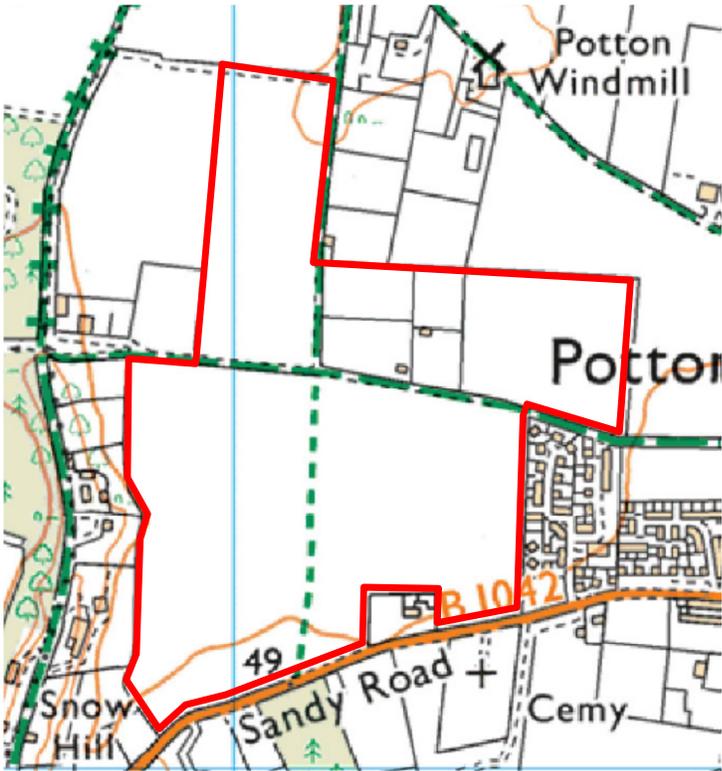
	<p>viewpoints into the quarry should be provided.</p> <p>Although the site currently has no public access/ recreation provision; some of it is used privately for off-roading / scrambling activities. and may have the potential for public recreation activities to be provided in the future.</p> <p>Tranquillity</p> <p>Having only a small section of the site boundary bordering a road (to the west) this site is very quiet; apart from when it hosts private off-roading / scrambling activities.</p> <p>Wildlife</p> <p>The site provides a mosaic of habitats including, woodland, scrub, grassland, emerging heathland and bare earth. As such it is home to many species of wildlife and provides opportunity to further enhance habitats, including acid grassland which is a local and national priority habitat. It is also inhabited by Common or Viviparous lizard <i>Zootoca vivipara</i>, a protected species under Section 5 of the Wildlife and Countryside Act and listed under Schedule 41 of the NERC Act. Another species of importance is the Roman snail, <i>Helix pomatia</i>. Also protected under Section 5 of the Wildlife and Countryside Act and listed as a Red Data Book Species. The UK holds a significant proportion of the European population of this species which has been recorded a number of times along the south of the site.</p> <p>Bullfinch <i>Pyrrhula pyrrhula</i>, Song thrush <i>Turdus philomelos</i> and Linnet <i>Linaria cannabina</i>, are resident at this site and probably breed. All are red listed species of Conservation Concern and listed on Schedule 41 of the NERC Act 2006.</p> <p>Significant for another reason</p> <p>This site is identified as Aspiration 26 of the Potton GI Plan, to: Manage Deepdale Quarry as an accessible nature reserve</p>		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
Y	Y	Y	Y

Site Name	Land east of Henry Smith Playing Fields (6.)
Site Map	
Site Area	1.3ha
Site Location	<p>This site is located on the eastern side of the settlement.</p> <p>It adjoins the nearest residential areas at Bury Hill and is within 300m of the Town Centre.</p>
Site Description	<p>Beauty</p> <p>This site has the potential to be beautiful, although at present has a slightly un-managed feel. The undeveloped nature of the site allows unobstructed views from the Henry Smith playing fields towards the Bury Hill / church area. These views were designated as important during the GI plan consultation.</p> <p>Historical Significance</p> <p>Unknown</p> <p>Recreational Value</p> <p>This site currently has no public access / recreation facility. It does</p>

	<p>however have the potential to become an extension to the adjacent Henry Smith Playing Field; and could offer a less formal area for quiet recreation.</p> <p>Tranquillity</p> <p>The site is reasonably tranquil.</p> <p>Wildlife</p> <p>The site borders Potton Brook and also features rough grassland and scrub. As such the site supports a range of wildlife and acts as a refuge from the busier Henry Smith playing field opposite. It provides foraging for bats and a variety of birds (see Henry Smith playing field).</p> <p>Geologically and as a habitat, this site and a similar sized privately owned parcel of land to the south, adjacent to Pegnut Wood, are the last remaining examples within the parish of alluvial riverine clays with a peaty surface and part of the Dunton Clay Vale landscape designation in Potton. These areas would have formerly been lowland wet grassland and grazing pasture and now with a future potential for restoration to flower rich grassland. A similar area parallel to Potton Brook, planted with trees and forming part of Sheepbridge Wood, can be found north of the town.</p> <p>Significant for another reason</p> <p>This site is identified in the Potton GI Plan as Aspiration 4, to: Create a wildlife corridor with wetland features, east of Potton Brook, between Bury Hill and Church Causeway</p>		
<p>Site Photos</p>			
<p>Not Extensive</p>	<p>Close Proximity</p>	<p>Demonstrably Special/ Locally Significant</p>	<p>Recommend for Designation?</p>
<p>Y</p>	<p>Y</p>	<p>Y</p>	<p>Y</p>

Site Name	Land west of Sutton Road (7.)
Site Map	
Site Area	10.2ha
Site Location	The site is located to the East of the settlement . It lies between the north side of Bury Hill and West of Sutton Road.
Site Description	<p>This site is a large arable field, surrounded by gappy hedges. Roads form the southern and western boundaries.</p> <p>Beauty</p> <p>Although there are attractive views of the church and town from the site, the site itself is not intrinsically beautiful</p>

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

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

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

Site Name	'Hall for All' greenspace (9.)
Site Map	 <p data-bbox="488 1014 1078 1045">Indicative – final site map not yet seen by BRCC</p>
Site Area	Approx. 2.0 – 2.5ha
Site Location	<p data-bbox="488 1127 1084 1159">This site is located to the south of the settlement.</p> <p data-bbox="488 1178 1354 1241">It adjoins the new residential estate off Biggleswade Road and is within 350m of the Town Centre.</p>
Site Description	<p data-bbox="488 1272 1370 1367">This site is a small area of amenity land to be created in association with a Community Hall, related to a development site currently under construction.</p> <p data-bbox="488 1392 581 1423">Beauty</p> <p data-bbox="488 1444 1305 1476">The site will be created to be an attractive community green space.</p> <p data-bbox="488 1551 786 1583">Historical Significance</p> <p data-bbox="488 1604 607 1635">Unknown</p> <p data-bbox="488 1661 737 1692">Recreational Value</p> <p data-bbox="488 1713 1370 1850">The site will be created as a community greenspace, providing informal recreation and education opportunities. It could contribute toward Pottons' deficit of open space, sport and recreational need identified in a 2008 report by Ashley Godfrey Associates.</p>

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

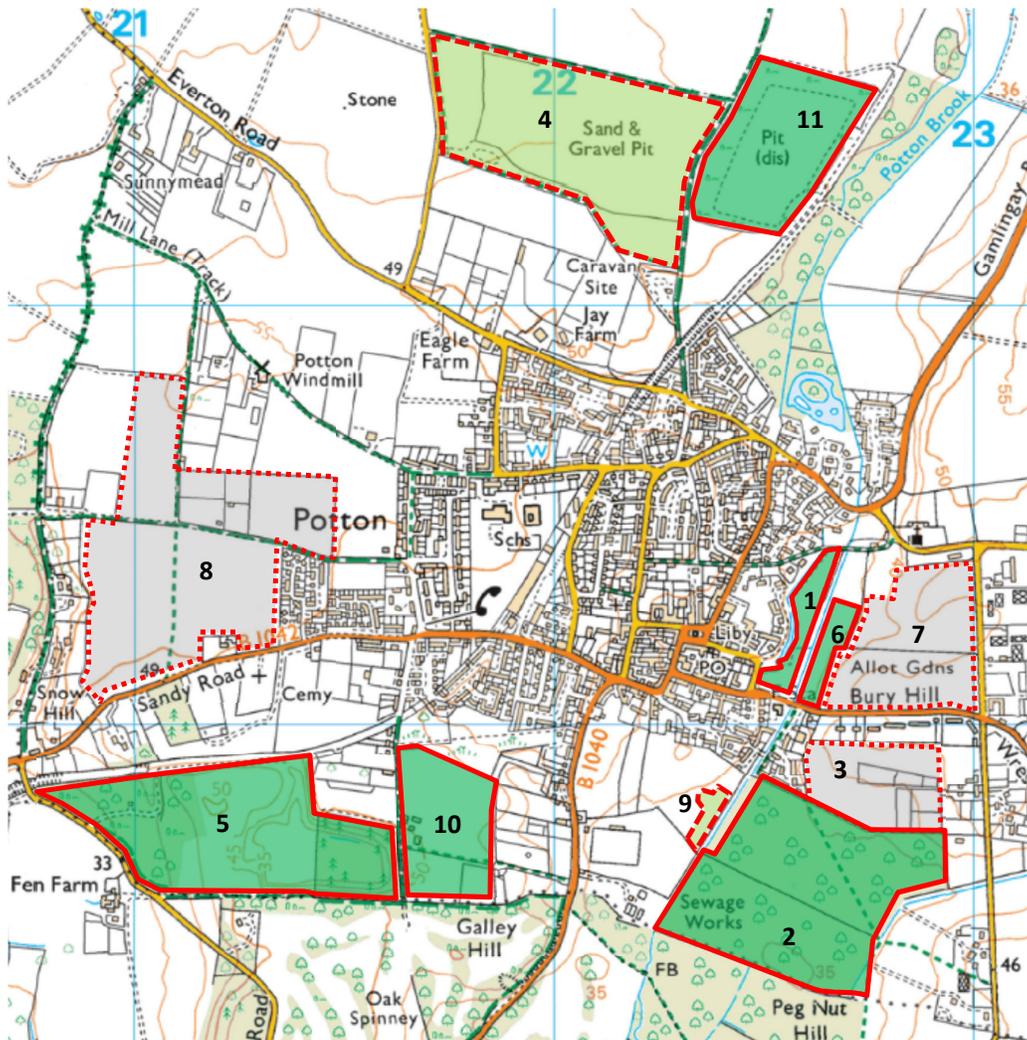
Site Name	Land east of Sutton Mill Road (10.)
Site Map	 <p>This area is smaller than that initially proposed within the GI Plan as</p> <ol style="list-style-type: none"> The land to the north has already been allocated / approved for housing development, and The land to the east has now (Jan 2018) been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

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

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

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

Final Proposed Local Green Space Designations



Sites assessed and proposed for LGS Designation in 2018

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

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

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

Sites assessed and considered to not meet LGS criteria

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

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

Site visits were undertaken during January and February 2018.

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

Cliff Andrews

February, 2018.