



Living Networks

Moggerhanger Parish

Green Infrastructure Plan 2025

MOGGERHANGER PARISH GREEN INFRASTRUCTURE PLAN 2025

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MOGGERHANGER PARISH GREEN INFRASTRUCTURE PLAN 2025

Introduction

The Moggerhanger Parish Green Infrastructure (GI) Plan is one of more than 40 parish and town GI plans to have been produced across Bedfordshire.

The production of the Moggerhanger Parish GI Plan has been funded by a grant to the Moggerhanger Neighbourhood Plan Group from Locality and facilitated by Bedfordshire Rural Communities Charity (BRCC).

The production of the GI Plan was requested by Moggerhanger Parish Council both to be a valuable tool in its own right as a planning document, and to inform policies and objectives in the emerging Moggerhanger Neighbourhood Plan.

BRCC was appointed to facilitate the production of this Plan, as it is a charity that works with local communities and landowners to conserve and enhance the landscape, wildlife and history in this area. At the heart of BRCC's work is the belief that the best results are achieved by empowering local communities, giving them a say in issues that affect them. BRCC has over 60 years' experience of community development support and facilitating community consultation; and has nearly 20 years' experience of planning and delivering green infrastructure projects in Bedfordshire.

The need for GI Planning has been identified at all levels, from central government, through regional bodies (the East of England Regional Spatial Strategy and the Milton Keynes and South Midlands Sub-Regional Strategy), to County and District levels. The Bedfordshire and Luton Strategic GI Plan was produced in 2007 by the Bedfordshire & Luton Green Infrastructure Consortium. Parish and Town GI Plans are a valuable tool for planners, committees, developers and communities themselves. They can help inform important decisions and help local people identify what is important to them, and what they would like to happen in the future. Parish and Town GI Plans have been used to support funding bids, helping people make important improvements to their local environment, and they also provide a snapshot of the local environment.

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 cost of implementation.

The value of this GI Plan lies in the fact that it has been produced by local residents for their own community. It can help inform planning decisions and be used as a mechanism to identify where financial benefits from development should be directed. It cannot be used as a tool to prevent development but may influence considerations in the planning process. All aspirations which gained community support have been included; however, it remains a community owned document that, while acknowledged by Central Bedfordshire Council, has not been formally adopted. The Plan as a whole is based on a robust approach to mapping and implementing a high quality GI network for the existing, and future, residents of the parish of Moggerhanger.

Context

Moggerhanger is a civil parish in the county of Bedfordshire, comprising the village of Moggerhanger and hamlets of Chalton and South Mills. The parish is located 7.5 miles east of Bedford, and 2.2 miles west of Sandy which is located on the East Coast Main Line. The village is bisected by the Bedford Road A603 which connects the A421 and the A1.

The parish has a population of 672, as of the 2021 census which is an increase of 52 since the 2011 census. The village includes an Anglican church, a pub, a village hall, a primary school, a hospice and several small motor and farm businesses. The nearest town is Sandy, which hosts retail outlets and grocery stores.

Moggerhanger has a nucleated linear settlement pattern, with development focused along the main thoroughfares of Bedford Road (A603), Blunham Road, St John's Road and Park Road. There is a degree of severance between the northern and southernmost parts of the built-up area due to the physical and visual presence of the A603.

The village has been extended in the 20th century in all directions with the addition of modern houses. An 18th century public house, The Guinea, at the centre of the village was demolished in the 1960s and a new public house was constructed on the old foundations. A former village hall was also dismantled in the 1970s at the northern end of the village and rebuilt on the foundations.

The Parish Church of St John the Evangelist and the Old Vicarage, built in the 19th century, are located to the north-eastern end of the village. There is an historical connection with Moggerhanger Park as the Parish Church was built in 1860 by the widow of the Revd. Edward Henry Dawkins, who at the time owned Moggerhanger Park. There are many historic family graves in the churchyard including a WWI and WWII memorial and a WWI War grave.

There are 27 listed buildings recorded within the Moggerhanger Parish Boundary, consisting of one Grade I, one Grade II* and 25 Grade II listed buildings.

There are several concentrations of listed buildings: in Moggerhanger Park, along Blunham Road and St John's Road in the centre of Moggerhanger, and Willow Hill Farm to the west. Other listed buildings are situated at the edges of the parish.

Moggerhanger Park sits southwest of the village, accessed by Park Road. The 18th century park, designed by Sir Humphrey Repton, is made up of 15 acres of land on part of the estate of Moggerhanger House. Within the park sits the Grade I listed Moggerhanger House. The main approach used to run from the northwest corner of the park along a row of lime trees to the house. The current access is from Park Road. The grounds include a pleasure garden including lawns and trees around the house, a kitchen garden and woodland to the north. The garden is divided from the wider landscape by a Ha Ha and hidden fence.

The adopted Local Plan has defined a settlement envelope along the built up edge of Moggerhanger village as a means of providing a distinction between the settlement and the open countryside. The settlement envelope helps to define the overall settlement pattern by retaining the existing green gaps which separate Moggerhanger from the neighbouring settlements of Chalton, Blunham, Willington and Sandy.

Endorsements

Endorsement by Moggerhanger Parish Council:

Moggerhanger Parish Council is happy to endorse this Green Infrastructure Plan, which has been produced by current residents of the parish, for this and future generations. In endorsing this Plan, the Parish Council confirms its support for the concept of GI Planning and the methodology used to produce the Plan. In addition, the Parish Council will seek to be an active partner in the delivery of this Plan, leading and assisting the implementation of those actions which fall into the remit and plans of the Council.

The Parish Council will regularly review the Plan, reporting to the community activity undertaken and planned, both by the Council and others, towards implementing the Plan.

Endorsement by Moggerhanger Parish Neighbourhood Plan Steering Committee:

Moggerhanger Parish Neighbourhood Plan Steering Committee is pleased to endorse this Green Infrastructure Plan. It has been produced using an agreed and well developed process involving current residents in a series of focussed working groups. As such, it represents their more detailed views on how the issues previously identified can be addressed in the future. It sets a clear plan for the future that will be supported by Local Planning Policies in the forthcoming Moggerhanger Neighbourhood Plan.

Support from BRCC:

BRCC will support the community of Moggerhanger in implementing this Plan where appropriate and feasible, providing advice, support in securing funding and leading practical works.



Definition of Green Infrastructure

The Town and Country Planning Association (2023) defines green infrastructure as follows:

“Green infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.”

Thus, for a Green Infrastructure Plan, we are investigating this network of green spaces, access routes, wildlife habitats, landscapes and historic features that 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 green space
- 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 Ancient Monuments
- Waterways and water bodies, including flooded quarries
- Public rights of way and cycleways
- Allotments
- Children’s play space
- Formal sports facilities
- Cemeteries

It is important to plan the GI 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:

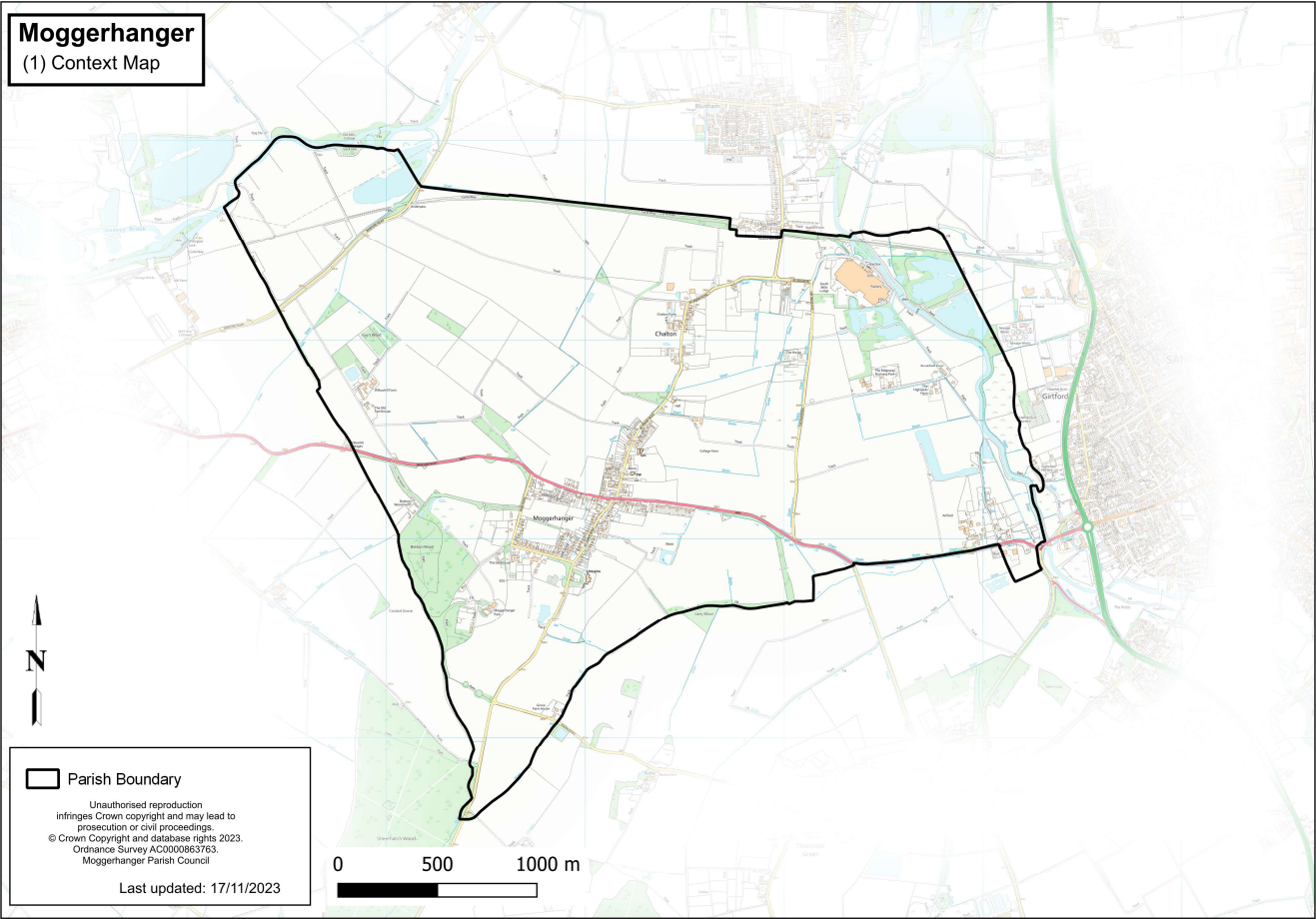
- Places that can be used as a focus for community activity and events
- Opportunities to keep fit and healthy
- Helps the local economy support, including village shops, pubs and B&Bs
- Links between town and country helping people in rural areas to access facilities
- Helps reduce the use of cars

Green Infrastructure Themes

Green Infrastructure is composed of 5 themes; landscape, history, biodiversity, access and open space. These themes are presented separately to enable the different elements of GI to be considered both individually in detail and as part of the integrated GI network.

GI Themed Maps and Map Information

Context Map (Figure 1)



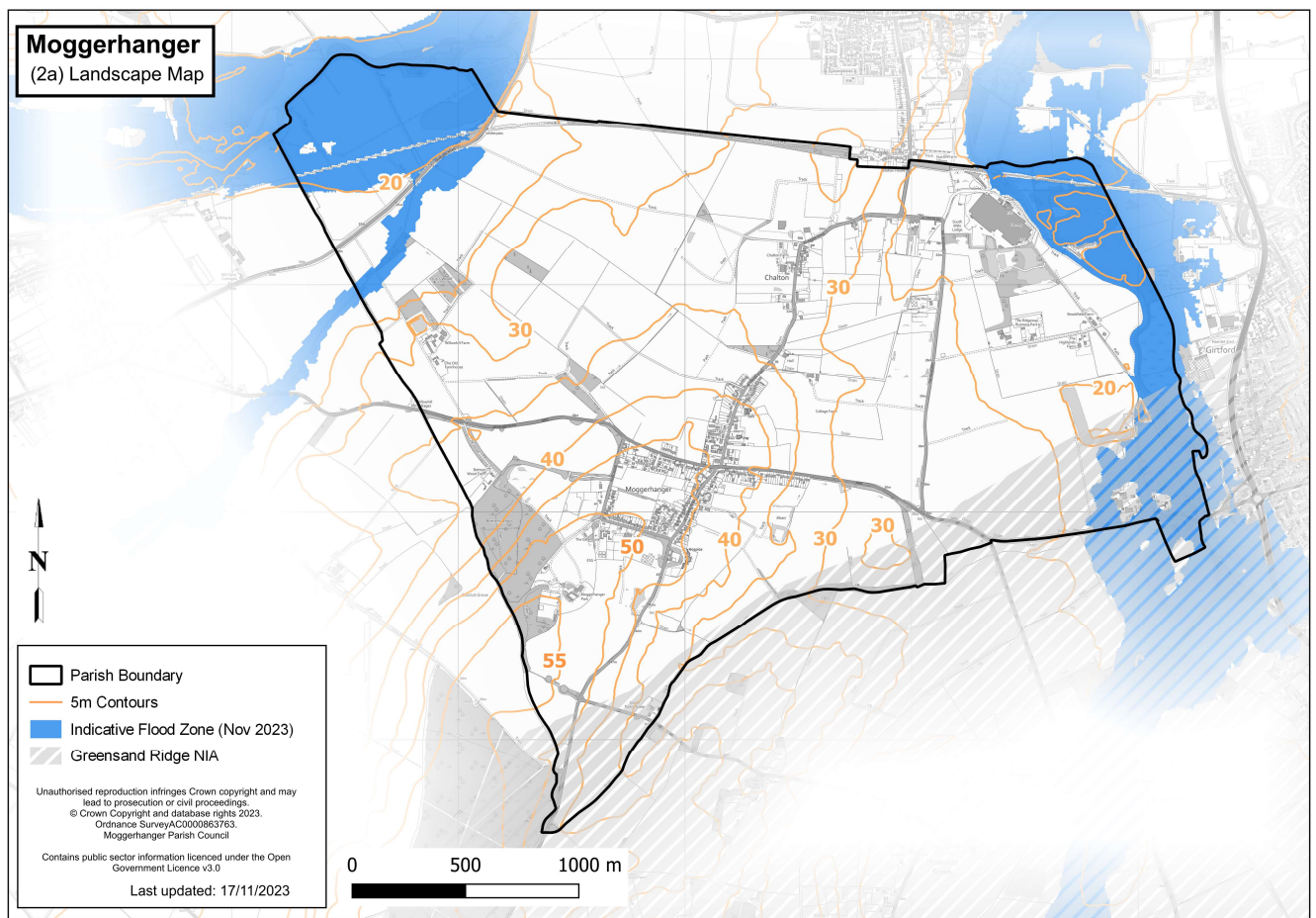
Landscape Maps (Figures 2a and 2b)

The landscape map (Figure 2a) shows the position of contours within your parish. It also has the areas at risk from a 1% chance flood from a river marked. Contours and flood zones can be useful when creating green infrastructure corridors.

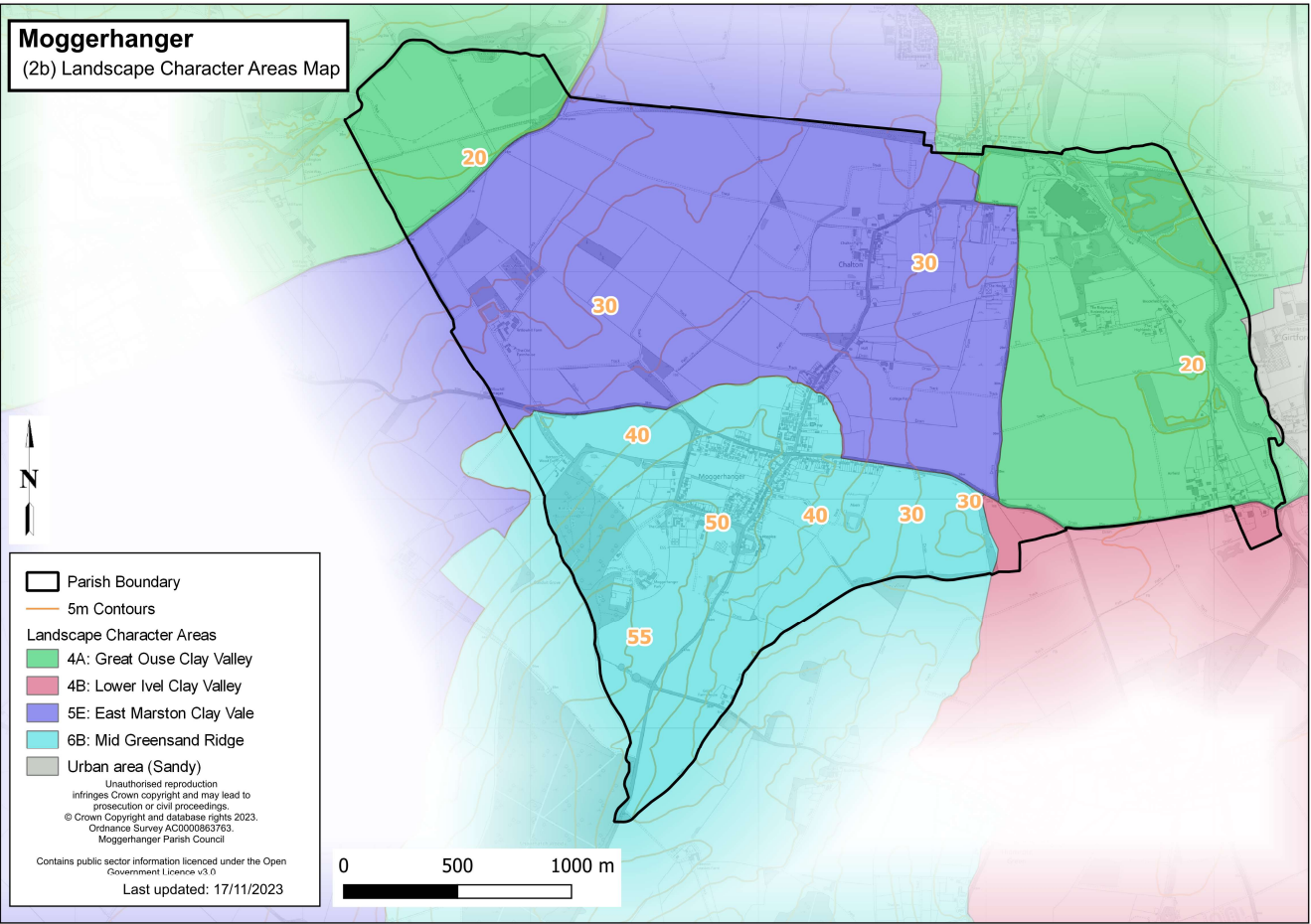
The Landscape Character Areas (Map 2b) are used to understand what the landscape is like, how it formed and how it may change in the future. Each area is a distinct part of the landscape with a particular sense of place. Assessments of these areas can be used to help make decisions on the appropriate location, scale and design of new development. Further information can be found on the Central Bedfordshire Council website

(https://www.centralbedfordshire.gov.uk/info/44/planning/446/landscape_character_assessment).

Landscape Map (Figure 2a)



Landscape Character Areas Map (Figure 2b)



Biodiversity Map (Figure 3)

This map shows the location of designated sites, important habitats and opportunities to enhance wildlife in Moggerhanger.

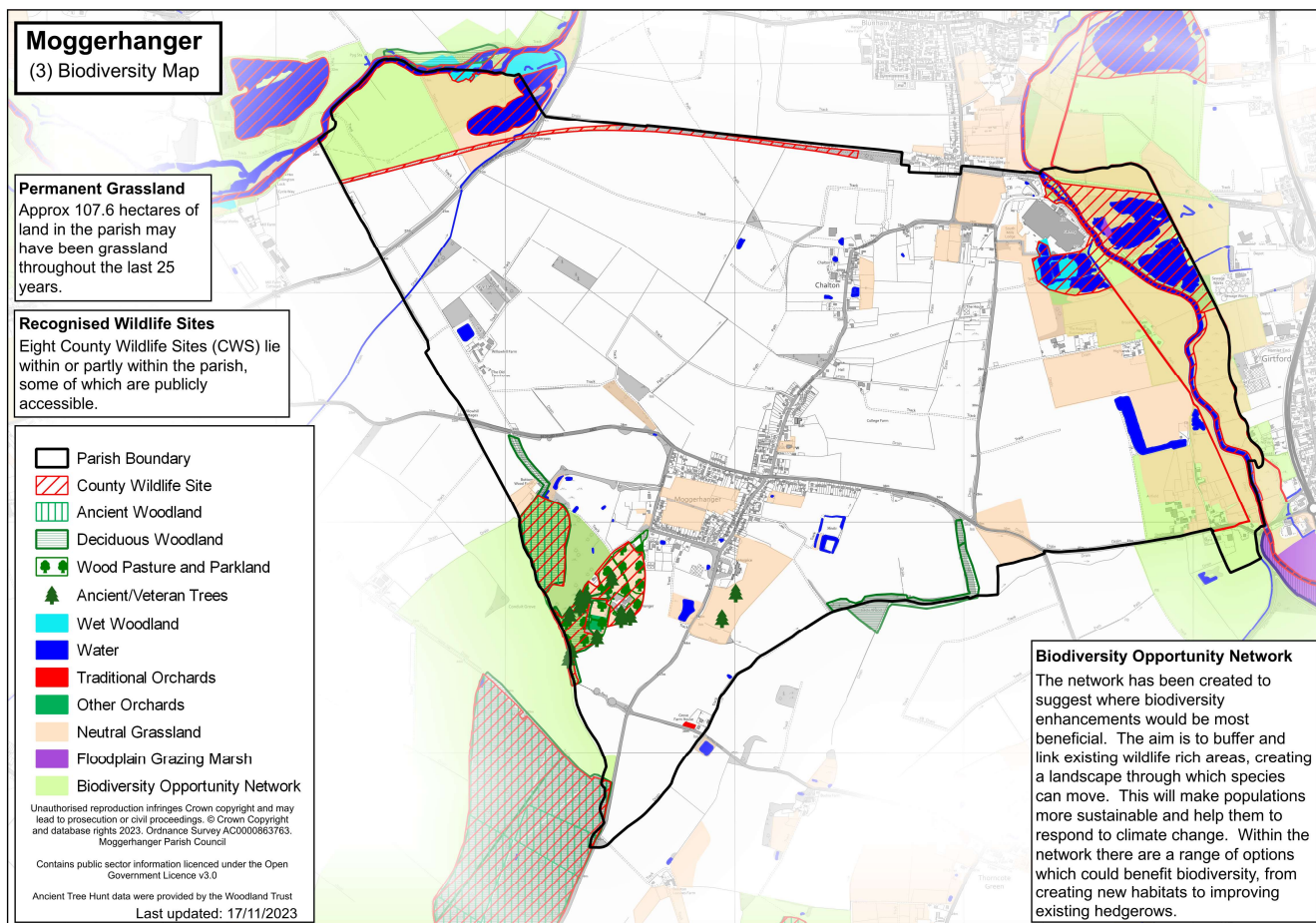
Within the parish are eight County Wildlife Sites (CWS), although two of these have only small areas of the sites within the parish. Bottom Wood CWS, Blunham Disused Railway CWS, Mogerhanger Park CWS, South Mills Pits CWS, Great Barford Gravel Pits CWS, Rivers Ivel and Hiz CWS, plus the two sites with small areas in the parish: Sheerhatch Wood CWS and River Great Ouse CWS. Collectively these were recognized for their ancient semi-natural woodland; species-rich neutral grassland with areas of scrub; semi-improved grassland with species-rich ruderal communities, mature trees, woodland and hedgerows; flooded disused gravel pits with wetland habitats and water-courses and their riparian habitats and marshy grasslands, reflecting the diversity of habitats present within the parish.

County Wildlife Sites are sites that have been recognized as important for wildlife when assessed against a set of criteria. The selection guidelines consider aspects of the site such as size, diversity, rarity, fragility, typicalness and recorded history. Recognition as a CWS does not confer protection on the site, or right of access, however for any significant change of land use the planning authorities will expect the wildlife interest to be taken into account alongside other normal planning considerations. Local conservation organisations may comment on planning applications that could affect a CWS.

Within the parish there are approximately 107.6 hectares of land that have probably been grassland (other than amenity grassland) for around 25 years or more.

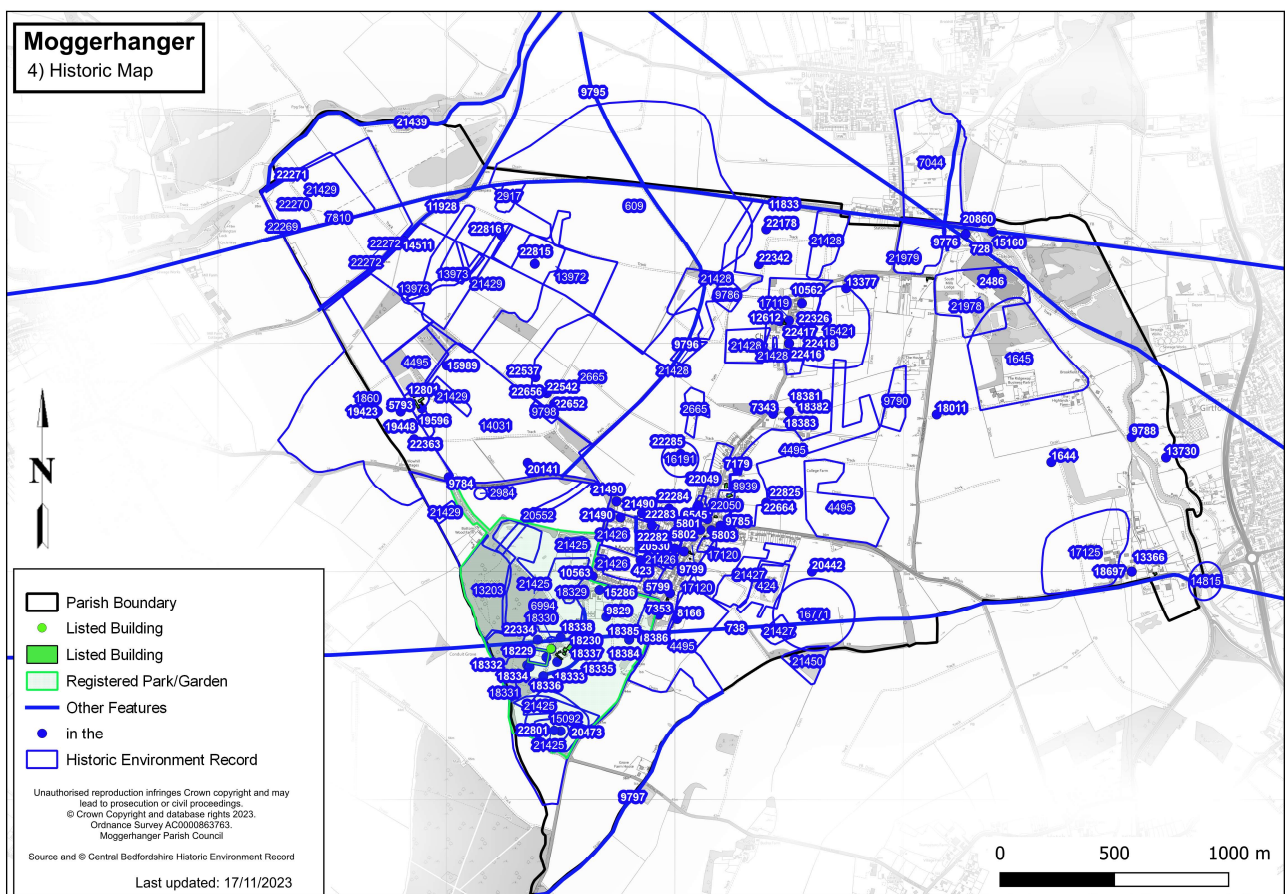
Species of note found across the parish include: amphibians (Great Crested Newt, Smooth Newt and Common Frog), reptiles (Grass Snake and Common Lizard) mammals (including Hedgehog, Harvest Mouse and Badger, although there are few records and many are older than 10 years), several different moth species (including Spindle Knot-horn, Blood-vein and Cinnabar) birds (such as Skylark, Lapwing and Kingfisher) and birds of prey (such as Hobby, Kestrel, Tawny Owl and Barn Owl).

Green infrastructure planning can help to link or buffer any existing wildlife sites, providing them with increased protection from harmful activities and making their wildlife populations more sustainable. The Bedfordshire Biodiversity Network suggests where this could be most beneficial, although the network doesn't run through Moggerhanger parish. If you would like further information or advice about the wildlife in your parish, please contact The Wildlife Trust (01234 364213 or bedfordshire@wildlifebcn.org). The Bedfordshire and Luton Biodiversity Recording and Monitoring Centre (BRMC) has a wealth of records about the species seen in your parish and is beginning to compile habitat data. If you would like to access this resource please contact them (01234 355435 or brmc@bedsbionet.org.uk).



Historic Environment Map (Figure 4)

A variety of historic sites are shown on this map. Integrating these sites into green infrastructure plans can help to preserve parish history. The numbers next to the site boundaries represent locations in the Historic Environment Record (HER) which is maintained at Central Bedfordshire Council, Priory House, Chicksands. The table below gives a brief summary of each numbered site, more details are available from the HER, along with historic maps of your parish. Due to the scale of this map only Listed Buildings are shown, however, there are many other historically important buildings recorded and also other sites and finds. For advice or further information about historic areas or finds in your parish please contact the Historic Environment Information Officer at Central Bedfordshire Council (0300 300 6027 or her@centralbedfordshire.gov.uk or use the online Heritage Gateway <http://www.heritagegateway.org.uk>).



Number	Feature
423	SAXON CREMATION URN
424	MOATS, east of Moggerhanger village
609	CROPMARKS, north of Moggerhanger village
728	ROMAN ROAD (Viatores no. 225)
738	ROMAN ROAD (Viatores no. 224)
1644	CROPMARKS, east of Moggerhanger
1645	CROPMARKS, east of Moggerhanger
1860	CROPMARKS & ROMAN OCCUPATION, Willowhill Farm, Moggerhanger
2486	SOUTH MILLS, Blunham
2665	CROPMARKS, north west of Moggerhanger village
2917	OLD GRAVEL PIT
2984	OLD SAND PIT
4495	RIDGE AND FURROW, Blunham and Moggerhanger historic Parish
5793	BARN (South of Willow Hill Cottage), Willow Hill Farm, Bedford Road
5799	53 ST JOHN'S ROAD, formerly 11 & 13
5801	2 ST JOHN'S ROAD
5802	BARN to rear of 4 St John's Road Village Farmhouse
5803	47 & 49 SANDY ROAD & 1 ST JOHN'S ROAD
6545	THE GUINEA PUBLIC HOUSE
6994	MOGERHANGER PARK
7044	BLUNHAM HOUSE GROUNDS & BOAT HOUSE
7179	MOGERHANGER PRIMARY SCHOOL
7343	VILLAGE HALL, former school
7353	65 ST JOHN'S ROAD, possible lodge to St John's
7810	NEOLITHIC - BRONZE AGE SETTLEMENT, north of Barford Road
8166	63 ST JOHN'S ROAD (St. John's House)
8939	ST JOHN'S PARISH CHURCHYARD
9776	OLD ROAD SOUTH, Blunham-

Number	Feature
	South Mills
9784	POUND, west of Moggerhanger
9785	POUND & STOCKS
9786	THE GIANTS GRAVES/BURIAL MOUNDS
9788	SPUR BRIDGE, Hamlet End
9790	CROPMARKS, northeast of village
9795	OLD ROAD, Barford Bridge-Chalton
9796	OLD ROAD, west of Chalton - west of Moggerhanger
9797	OLD ROADS, south of Moggerhanger
9798	GRAVEL PIT, north west of Moggerhanger
9799	METHODIST CHAPEL
9829	FARM BUILDINGS, Park Farm
10562	LITTLE ORCHARD, 36 Blunham Road
10563	54 PARK ROAD
11833	BEDFORD-SANDY RAILWAY
11928	BEDFORD-GREAT NORTH ROAD TURNPIKE ROAD (Part)
12612	BARN, to rear of Chalton Farmhouse, Blunham Road
12801	BARN, 60m SOUTH EAST OF WILLOW HILL COTTAGES, Willow Hill Farm, Bedford
13203	BOTTOM WOOD, Ancient Woodland
13366	ONION LOFT, Bridge Farm
13377	ONION DRYING SHED, The Old Barn, Chalton
13730	CROPMARK, Hamlet End
13972	CROPMARKS, West of Chalton
13973	CROPMARKS, North of Willowhill Farm
14031	CROPMARKS, north of Bedford Road
14511	BRIDGE ON BARDFORD ROAD
14815	ROMAN COIN near Girtford Bridge
15092	CROPMARKS, south of Park Hospital
15160	RAILWAY BRIDGE, North of South Mills
15286	BARN at PARK ROAD
15421	CROPMARKS, East of Chalton
15989	ROMAN POTTERY & COIN,

Number	Feature
	Willow Hill Farm
16191	ROMAN & MEDIEVAL FINDS, Moggerhanger
16771	CROPMARKS, south east of Moggerhanger village
17119	CHALTON HISTORIC SETTLEMENT CORE
17120	MOGGERHANGER HISTORIC SETTLEMENT CORE
17125	CROPMARKS, north west of Bridge Farm
18011	ROC BUNKER, east of Moggerhanger
18229	KITCHEN GARDEN WALLS, Park House
18230	ICE HOUSE, Park House
18329	RIDGE AND FURROW EARTHWORKS, south and southwest of the Gatehouse, Moggerhanger Park
18330	RIDGE AND FURROW EARTHWORKS, north of the Ice House, Moggerhanger Park
18331	RIDGE AND FURROW EARTHWORKS WITHIN GARDEN WOOD, Moggerhanger Park
18332	TUDOR COTTAGE, (also known as the Apple Store), Moggerhanger Park
18333	SAWMILL AND BOTHY, Moggerhanger Park
18334	AVIARY YARD, Moggerhanger Park
18335	SITE OF TEMPORARY WARD, Moggerhanger Park
18336	FORMER TEMPORARY ISOLATION WARD, Garden Room, Moggerhanger Park
18337	HA-HA, south of Moggerhanger House
18338	HA-HA/SUNKEN FENCE, Moggerhanger Park
18381	MEDIEVAL SILVER PENNY, East of Blunham Road
18382	BRONZE AGE AXEHEAD, East of Blunham Road
18383	ROMAN KEY, east of Blunham Road
18384	MEDIEVAL SILVER PENNY, Moggerhanger Park

Number	Feature
18385	HALF GROAT OF ELIZABETH I, Moggerhanger Park
18386	ROMAN COIN, Moggerhanger Park
18697	IRON AGE COIN, Sandy Parish
19423	ROMAN COIN, Willowhill Farm
19448	ROMAN COIN, Willowhill Farm
19596	STRAP END OR BUCKLE PLATE, Willowhill Farm
20141	POST MEDIEVAL STRAP FITTING, North of Bedford Road
20442	ROMAN COIN, east of Manor Farm moats
20473	COIN OF HENRY III
20530	MEDIEVAL FINGER RING
20552	TRIPLE DITCH CROPMARKS, Moggerhanger Park
20860	HAND AXE, South Mills
21425	FORMER RIDGE AND FURROW, Moggerhanger Park
21426	FORMER RIDGE AND FURROW, between St John's Road and Park Road
21427	FORMER RIDGE AND FURROW, east of St John's Road
21428	FORMER RIDGE AND FURROW, Chalton
21429	FORMER RIDGE AND FURROW, north west of Moggerhanger parish
21439	RIVER GREAT OUSE NAVIGATION
21450	FORMER RIDGE AND FURROW, Budna
21490	POST MEDIEVAL AND UNDATED DITCHES, south of Bedford Road
21978	FORMER RIDGE AND FURROW & MEDIEVAL BOUNDARY DITCHES
21979	FORMER RIDGE AND FURROW, east of Station Road
22049	LATE BRONZE AGE/EARLY IRON AGE PITS, land adjacent to the Guinea Public House, Moggerhanger
22050	EARLY - MIDDLE IRON AGE FARMSTEAD, land adjacent to the Guinea Public House, Moggerhanger
22178	MEDIEVAL COIN, north of Blunham Road

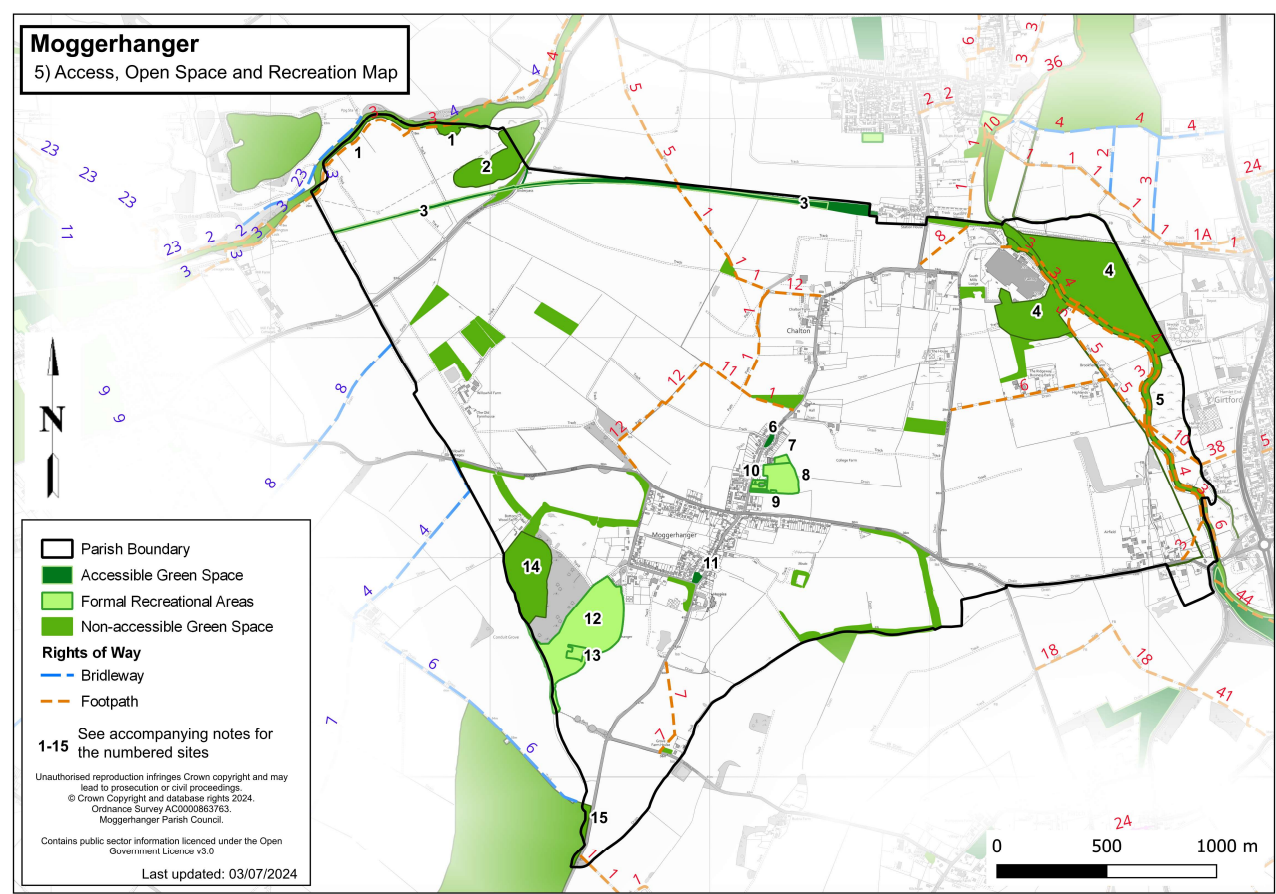
Number	Feature
22269	POSSIBLE PIT ALIGNMENT
22270	POSSIBLE ENCLOSURE, Willington Quarry
22271	FORMER FOOTPATH, Willington Quarry
22272	CURVILINEAR FEATURES, Willington Quarry
22282	14TH CENTURY COIN, south of Bedford Road
22283	ROMAN COIN, south of Bedford Road
22284	ROMAN COIN, west of The Warrens
22285	SAXON STRAP END, north west of West Way
22326	MEDIEVAL COINS, Blunham Road
22334	POST MEDIEVAL MOUNT, Moggerhanger Park
22342	BRONZE AGE HOARD, west of Blunham Road
22363	POSSIBLE ROMAN BROOCH, southwest of Willowhill Farm
22416	SAXO-NORMAN STRAP END, east of Blunham Road
22417	MEDIEVAL TO POST-MEDIEVAL COIN WEIGHT, East of Blunham Road
22418	POST-MEDIEVAL BELL, east of Blunham Road
22537	MEDIEVAL TO POST-MEDIEVAL COOKING VESSEL FRAGMENT, south-east of Guy's Wood
22542	ROMAN COIN, south-east of Guy's Wood
22652	MEDIEVAL TO POST-MEDIEVAL JEWS HARP, North of Bedford Road
22656	MIDDLE BRONZE AGE PALSTAVE, east of Willowhill Farm
22664	MEDIEVAL TO POST-MEDIEVAL FINDS, east of St John's Church
22801	ROMAN NUMMUS COIN OF THE HOUSE OF CONSTANTINE, south of The Park
22815	SCOTTISH TWENTY PENCE OF CHARLES I, north-east of Guy's Wood
22816	MEDIEVAL THIMBLE, north-east

Number	Feature
	of Guy's Wood
22825	BRONZE AGE AWLS, south-east of St. John's Church

Open Space, Access and Recreation Map (Figure 5)

This map shows the positions of open spaces (e.g. golf courses, recreation grounds or school playing fields) within your parish. Not all of them are accessible to the public. Rights of Way are key to providing access to open spaces within green infrastructure plans. When creating networks access barriers, such as busy roads, would need to be considered.

The map is followed by a table describing the numbered sites.



Main greenspaces in Moggerhanger

Number	Name	Publicly accessible?	Area within parish (Hectares)
1	River Great Ouse CWS	Yes (via footpaths)	1.65 (213.11 total area)
2	Great Barford Gravel Pits CWS	No	3.67 (15.87 total area)
3	Blunham Disused Railway CWS	Yes	5.13 (4.02 CWS area, 4.18 non CWS)
4	South Mills Pits CWS	No	23.56
5	Rivers Ivel and Hiz CWS	Yes (via footpaths)	4.98 (49.05 total area)
6	The Crescent Amenity Space	Yes	0.10
7	Moggerhanger Primary School Playing Field	No	0.21
8	Moggerhanger Recreation Ground and Play Area	Yes	2.01
9	Moggerhanger Play Area	Yes	0.03
10	St John's Church Cemetery	Yes	0.24
11	Corner St John's Road/Park Road Amenity Space	Yes	0.12
12	Moggerhanger Park CWS (part Accessible Wildlife Site)	Part	8.65 CWS, 2.50 AWS
13	Orchard	No	0.40
14	Bottom Wood CWS	No	6.25
15	Sheerhatch Wood CWS	No	0.50 (71.28 total area)



Aims 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 the 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
- Promote community involvement
- Identify projects and produce an action plan to implement projects.



Links to other Green Infrastructure related plans

Bedfordshire & Luton Strategic Green Infrastructure Plan (2007)

The Bedfordshire & Luton Strategic Green Infrastructure Plan (2007) identifies a broad, spatial vision for green infrastructure across the area and highlights 11 strategic GI corridors across the county.

The parish of Moggerhanger is identified by the Plan as lying within the Greensand Ridge Corridor and in Historic Environment Character Area Number 27.

The Landscape Character Area map shows the parish as lying with the areas of 'Wooded Greensand Ridge' and 'Clay River Valleys'.

Central Bedfordshire Local Plan 2015 - 2035

The Central Bedfordshire Local Plan 2015 – 2035 is the key strategic planning document for central Bedfordshire. It sets out the long term vision and objectives for the area; what is going to happen, where, and how this will be achieved over the 20-year term of the Plan.

Vision for Central Bedfordshire 2050

The shared Vision was created by Central Bedfordshire Council in collaboration with residents, businesses, partners, utilities providers and public sector bodies to set out their views about the future. It is a statement of “our aspirations for our place, people and the economy, which improves the lives of all our residents, communities and businesses”.

Central Bedfordshire Strategic Plan 2024 - 2027

The new Strategic Plan, adopted on 18 April 2024, aims to set out the principles and values of the Council, and key strategic priorities for the next period. The Plan sets the direction of the Council; influencing decisions, how Council resources are allocated and the Council's attitude to public finances.

Methodology & Community Involvement

A methodology for the production of Parish Green Infrastructure Plans was developed in 2007 and 2008 by the PGIP Working Group and endorsed by the Beds & Luton Green Infrastructure Consortium (now the Beds & Luton Local Nature Partnership). This standard methodology has been used to produce 40 parish-level GI Plans across Bedfordshire.

This methodology usually involved two facilitated community workshops and a drop-in session, to which local stakeholders and the wider community are invited. Since (and partly due to) the Covid epidemic, the process has evolved into a combined online and face to face consultation process.

An initial workshop, promoted to local stakeholders and residents through the Neighbourhood Plan Steering Group, took place in November 2023, hosted by BedsRCC. The workshop presentation provided an overview of GI Planning and its use in helping to shape and prioritise actions for future enhancements to Moggerhanger's network of public access, biodiversity and landscapes assets. A map pack summarising all of the information currently known about the parish's GI assets was presented, and consultees were asked to use this information to identify aspirations for enhancing and adding to the existing local GI.

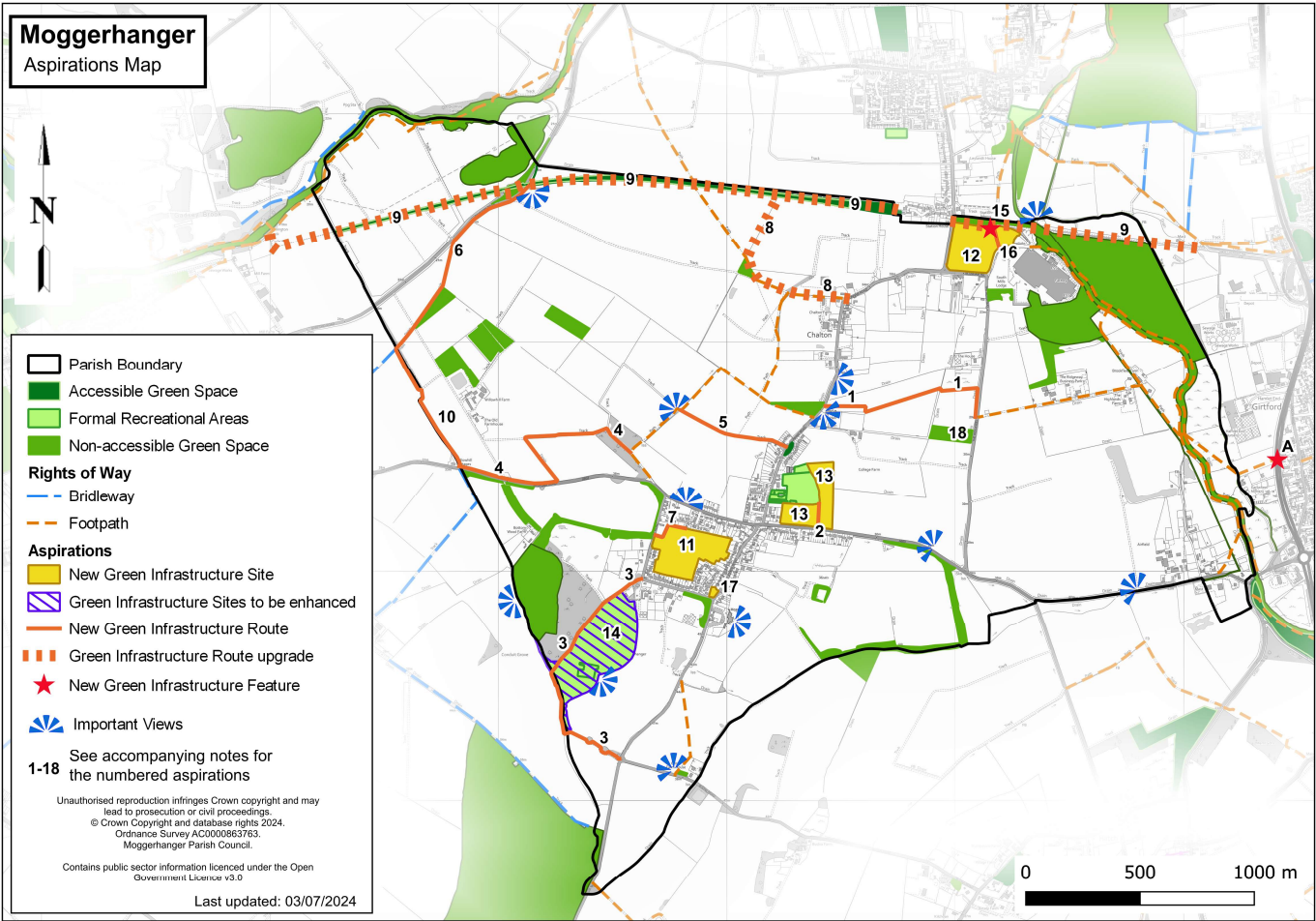
From the resulting aspirations, an online survey, open to all stakeholders and residents, was distributed in February 2024. In addition to the survey questions, maps and guidance were available on a dedicated web page and consultees were asked to view the information and answer the questions in their own time over the following weeks. Hard copies of the survey and the information page were made available for those residents who did not have online access.

The responses were collated and a drop-in session, hosted by BedsRCC and the Moggerhanger Neighbourhood Plan group, took place on 1 June 2024 in order to enable residents to comment on the further aspirations identified through the earlier online consultation.

A second online questionnaire, open to all stakeholders and residents, was then circulated in August 2024 in order to produce a set of prioritised aspirations and the identification of a set of prioritised important spaces.

The collation and analysis of the survey responses led to the production of the final GI map and prioritised table of aspirations and the identification of important green spaces, as detailed in the following pages.

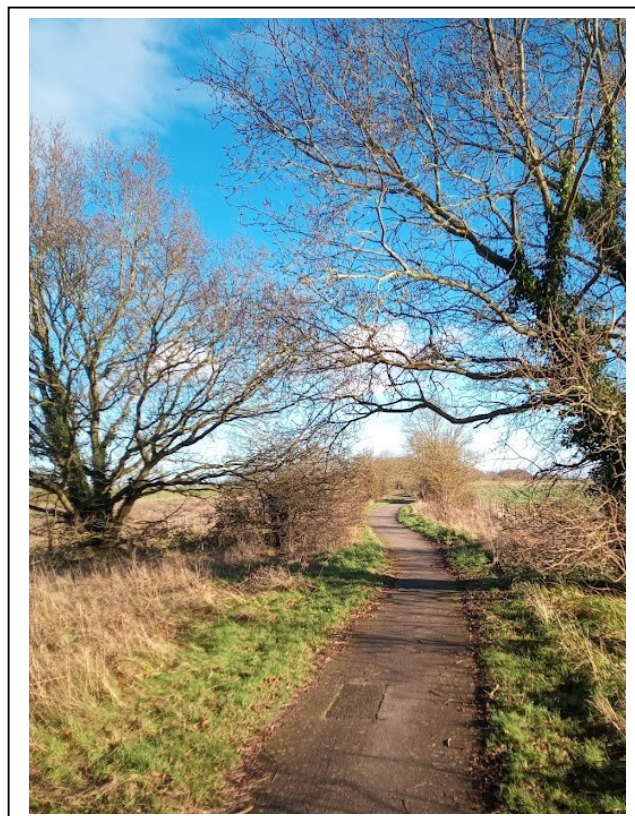
Moggerhanger Parish Green Infrastructure Aspirations - map and table



Asp ref.	Aspirational GI Enhancements
Specific locational enhancements (shown on map)	
1	Create new public footpath to link Blunham Road to the Ridgeway and FP6
2	Create new public footpath on existing used route from Bedford Road to Playing Field
3	Create new public footpath along western boundary of Moggerhanger Park linking Park Road to west end of Budna Road
4	Create new public footpath from Willowhill Cottages on Bedford Road to FP12
5	Create new footpath to link Blunham Road to FP12
6	Create new bridleway to link Willington's BW8 to the Bedford – Sandy Country Way (NCN Route 51)
7	Create new footpath to link Park Road to Barrance Way
8	Upgrade FP12 and part of FP1 to public bridleway, and divert northern section of route from cross-field path to field edge to link with Route 51
9	Dedicate Route 51 as a public bridleway
10	Create new public bridleway along parish boundary from Willington's BW4 at Willowhill Cottages, north-west to join Willington's BW8 and GI aspiration 6 (above)
11	Create community greenspace incorporating recreational area, wildlife area and community woodland
12	Restore South Mills Nature Reserve and extend to include meadow to the west, and manage for wildlife and community use - possibly including a community orchard
13	Extend playing field to benefit community and wildlife (specific details to be explored).
14	Explore public access opportunities at Moggerhanger Park
15	Install new bench at north-east end of FP8
16	Dedicate used route linking the Ridgeway to Route 51 as a public bridleway
17	Enhance and maintain pond and surroundings
18	Enhance woodland, directly adjacent to the Ridgeway

Aspiration outside of parish (shown on map)	
A	Provide pedestrian access to Sandy via a new footbridge over the A1. Note: The Sandy GI Plan aspiration (No. 19) also proposes a bridge over the A1 in this vicinity
General aspirations (not shown on map)	
i.	Maintain existing open countryside gaps between Moggerhanger and Chalton, and Chalton and Blunham
ii.	Maintain and preserve large trees in the village, some (near Crescent View) currently being felled – consider TPO's
iii.	Provide wheelchair access on particular RoW's that are accessible to local roads

Where future built developments are proposed on land where GI aspirations have been identified, consideration should be given as to whether the aspiration(s) can be delivered either as part of a potential built development, or whether an alternative location for the aspiration(s) can be found. Such developments may contribute, either financially or through direct works, to the implementation of GI aspirations.



Prioritisation activity - Aspirations

From the list of aspirations above (including Aspiration A), a further consultation exercise asked residents to identify and prioritise the top five aspirations that they would like to see implemented. The prioritised table of aspirations is displayed below, with the top five aspirations shown in **bold**.

Priority ranking	Aspirational GI Enhancements	Aspiration ref.
Specific locational enhancements (shown on map)		
1st	Create community greenspace incorporating recreational area, wildlife area and community woodland (see Note 1 below)	11
2nd	Explore public access opportunities at Moggerhanger Park (see Note 2 below)	14
3rd	Enhance and maintain pond and surroundings	17
4th	Create new public footpath along western boundary of Moggerhanger Park linking Park Road to west end of Budna Road	3
5th	Extend playing field to benefit community and wildlife (specific details to be explored).	13
6th	Dedicate Route 51 as public bridleway	9
7th	Restore South Mills Nature Reserve and extend to include meadow to the west, and manage for wildlife and community use - possibly including a community orchard	12
7th	Create new public footpath to link Blunham Road to the Ridgeway and FP6 (see Note 3 below)	1
9th	Upgrade FP12 and part of FP1 to public bridleway, and divert northern section of route from cross-field path to field edge to link with Route 51	8
10th	Create new footpath to link Park Road to Barrance Way	7
11th	Create new footpath to link Blunham Road to FP12	5
12th	Create new bridleway to link Willington's BW8 to the Bedford – Sandy Country Way (NCN Route 51)	6
13th	Provide pedestrian access to Sandy via a new footbridge over the A1. Note: The Sandy GI Plan aspiration (No. 19) also proposes a bridge over the A1 in this vicinity	A
14th	Create new public footpath on existing used route from Bedford Road to Playing Field	2
14th	Create new public footpath from Willowhill Cottages on Bedford Road to FP12	4

16th	Create new public bridleway along parish boundary from Willington's BW4 at Willowhill Cottages, north-west to join Willington's BW8 and GI aspiration 6 (above)	10
17th	Dedicate used route linking the Ridgeway to Route 51 as a public bridleway	16
18th	Enhance woodland, directly adjacent to the Ridgeway	18
19th	Install new bench at north-east end of FP8	15

Notes

1. Respondents have noted that, "this area is actually two distinct and separate fields, separated by a mature tree belt which runs east – west.... it is a haven for wildlife". It was suggested that the southern section could be developed as a nature reserve, community woodland, orchard or recreational area.
2. The Trustees of Moggerhanger House Preservation Trust (MHPT) have noted that, "We have been and continue to be in regular, positive contact with some Parish Council members and are discussing how we can open up more of Moggerhanger Park to more local residents and the general public."
3. If this aspiration is actioned, respondents have requested that the new public footpath be routed through the field, away from the houses.

Additional GI aspirations

The following aspirations were received during the final consultation process; thus these have not been included in the voting process but are included for information.

• Improve the children's play area
• Plant wildflowers along verges / other areas to encourage wildlife
• Plant more trees
• Create allotments for villagers – possibly as part of Aspiration 11 or Aspiration 13 (if these aspirations are actioned)
• Create a new bridleway on parish boundary - to link Willington's BW4 and BW8
• Create a new footpath between Aspiration 3 and Aspiration 10 (if these aspirations are actioned)

Prioritisation activity - Important Green Spaces

Similar to the above exercise, residents were also asked to identify and rank their most important green spaces in the parish. The results of this activity provided a clear consensus as to the top two important spaces, with the following three spaces also receiving high number of votes.

Note: The previous sites numbered 8 (Moggerhanger Recreation Ground) and 9 (Moggerhanger Play Area) were amalgamated, as site 9 is deemed to be a part of, and not separate to, site 8.

Priority ranking	Site	Ref. number on Access, Open Space and Recreation map (Map 5)
1	Moggerhanger Park CWS (part Accessible Wildlife Site)	12
2	Corner St John's Road/Park Road Amenity Space	11
3	Moggerhanger Recreation Ground and Play Area	8 (see Note above)
4	Bottom Wood CWS	14
5	Blunham Disused Railway CWS	3
6	Orchard	13
7	Moggerhanger Primary School Playing Field	7
8	River Great Ouse CWS	1
8	The Crescent Amenity Space	6
8	St John's Church Cemetery	10
11	Sheerhatch Wood CWS	15
12	South Mills Pits CWS	4
13	Rivers Ivel and Hiz CWS	5
-	Great Barford Gravel Pits CWS	2

Note: Great Barford Gravel Pits CWS (reference number 2) received no votes and is therefore not included in the following listings of LGS sites being recommended for LGS designation.

Local Green Space designation

The National Planning Framework (NPPF), published by the Department for Communities and Local Government in March 2012, sets out the government's planning policies for England. Paragraphs 76 to 78 introduce a new Local Green Space designation (LGS) to protect local green areas of particular importance to local communities. This enables communities, in certain circumstances, to identify and protect areas that are of value to them through local and neighbourhood plans. Once designated, the LGS is subject to the same strong development restrictions as Green Belt, and new development here is ruled out other than in special circumstances. The LGS is designated by the planning authority (borough, district, metropolitan or other unitary authority).

Some areas may already be available for public access; other land could be considered for designation even if there is no public access. Designation does not confer any rights of access over what currently exists.



Summary of the Moggerhanger LGS Assessment: Stage 1

The top prioritised sites below, proposed by the Moggerhanger Neighbourhood Planning Steering Group, and following the prioritisation exercise of 'Important Green Spaces' above, were put forward for LGS assessment as below.

The stage 1 assessment is designed to filter out which sites of the top ranked open spaces above - proposed for LGS Designation by the 2024 Moggerhanger Green Infrastructure Plan - do not meet the basic NPPF LGS eligibility criteria.

Sites which have current planning permission, or have been allocated for development, or have an existing designation giving the same level of protection as a LGS designation, do not meet the criteria and are not carried forward to the stage 2 assessment.

Note: CWS = County Wildlife Site

Site reference number and name (in priority order)	Current Planning Permission?	Allocated for Development?	Already Designated?	Pass to Stage 2?
3. Blunham Disused Railway CWS	No	No	No	Yes
6. The Crescent Amenity Space	No	No	No	Yes
7. Moggerhanger Primary School Playing Field	No	No	No	Yes
8. Moggerhanger Recreation Ground and Play Area	No	No	No	Yes
11. Corner St John's Road/Park Road Amenity Space	No	No	No	Yes
12. Moggerhanger Park CWS (part Accessible Wildlife Site)	No	No	No	Yes
13. Orchard	No	No	No	Yes
14. Bottom Wood CWS	No	No	No	Yes

Summary of the Moggerhanger LGS Assessment: Stage 2

These are the proposed sites assessed by BRCC as suitable for LGS designation. It is noted that all of the eight sites that passed the Stage 1 assessment have also met the criteria for Stage 2.

Site	Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
3. Blunham Disused Railway CWS	N	Y	Y	Y
6. The Crescent Amenity Space	N	Y	Y	Y
7. Moggerhanger Primary School Playing Field	N	Y	Y	Y
8. Moggerhanger Recreation Ground and Play Area	N	Y	Y	Y
11. Corner St John's Road/Park Road Amenity Space	N	Y	Y	Y
12. Moggerhanger Park CWS (part Accessible Wildlife Site)	N	Y	Y	Y
13. Orchard	N	Y	Y	Y
14. Bottom Wood CWS	N	Y	Y	Y

For further information on the individual sites please refer to the separate LGS Assessment document.

Notes for the Moggerhanger Neighbourhood Plan

Policy recommendations

In line with the aspirations identified by the community, and taking into account the existing GI network and assets as displayed on the maps in the GI map pack, this GI Plan proposes one recommendation for a policy to be included in the Moggerhanger Neighbourhood Plan.

Neighbourhood Plan and CBC Highways to assess and enhance road safety at road junctions

Prospective aspirations

GI consultation participants proposed a number of specific aspirations – noted below - that fall within the remit of the Neighbourhood Plan rather than the GI Plan. It is recognised that a number of these link directly to the suggested policy above.

Improve safety at blind spot corner / junction of Blunham Road and Station Road

Continue / link pavements along A603 to link Park Road to crossing – Barrance Way (i.e. to south of road)

Improve crossing access across Bedford Road close to bus stop, including culvert across ditch; no pavement on one side of crossing- east of Barrance Way

Provide a pavement / footpath from the bus stop outside 57 Bedford Road to the entrance of Barrance Way (currently children get off the bus from Sandy and walk on the road / narrow grass verge, which is very dangerous)

Provide a crossing on Bedford Road, east of Blunham Road

Improve narrow footpath; the mirrors of lorries are often over the pavement - Bedford Road west of Blunham Road

Improve dangerous crossing on curve of Blunham Road due to lack of pavement - southern end of Chalton

Improve dangerous road with no footpath - Blunham Road north-east of Chalton

Change from national speed limit to 30 mph on Blunham Road north-east of Chalton

Create a footpath from the hospice to end of the lane

Improve village signs for Moggerhanger and Chalton

Make Moggerhanger House an Asset of Community Value (ACV)

Moggerhanger House to be compulsory purchased due to the poor access and deteriorating condition of the Grade 1 listed building



Moggerhanger Parish Green Infrastructure Plan - Action Plan

[1] Lead Partner Organisation / individual taking the lead in the planning and implementation of the aspiration (see key below)
 [2] Other Partners Other organisations to be involved in the planning and implementation of the aspiration (see key below)
 [3] Resourcing Likely level of funding needed: Low (achievable with no or minimal funding), Medium (achievable with moderate new funding), High (achievable with significant new funding)
 [4] Timescale Likely date of implementation: Short 2025-27; Medium 2028-30; Long 2031+

MPC Moggerhanger Parish Council LO Landowner
 CBC Central Bedfordshire Council BRCC Bedfordshire Rural Communities Charity
 MNPSG Moggerhanger Neighbourhood Plan Steering Group

Ref	Aspiration	Possible Lead Partner [1]	Other Partners [2]	Resourcing [3]	Timescale [4]	Next Steps
1	Create new public footpath to link Blunham Road to the Ridgeway and FP6	MPC, MNPSG	CBC, LO's	Medium	Medium	MPC to liaise with CBC
2	Create new public footpath on existing used route from Bedford Road to Playing Field	MPC, MNPSG	CBC, LO's	Low	Medium	MPC to liaise with CBC
3	Create new public footpath along western boundary of Moggerhanger Park linking Park Road to west end of Budna Road	MPC, MNPSG	CBC, LO's	Medium	Medium / Long	MPC to liaise with LO's and CBC
4	Create new public footpath from Willowhill Cottages on Bedford Road to FP12	MPC, MNPSG	CBC, LO's	Medium / High	Medium / Long	MPC to liaise with CBC
5	Create new footpath to link Blunham Road to FP12	MPC, MNPSG	CBC, LO's	Low	Medium	MPC to liaise with CBC
6	Create new bridleway to link Willington's BW8 to the Bedford – Sandy Country Way (NCN Route 51)	MPC, MNPSG	CBC, LO's	Medium	Medium	MPC to investigate current status of route and liaise with CBC

Ref	Aspiration	Possible Lead Partner [1]	Other Partners [2]	Resourcing [3]	Timescale [4]	Next Steps
7	Create new footpath to link Park Road to Barrance Way	MPC, MNPSG	CBC, LO's	Medium / High	Medium	MPC to investigate need and liaise with CBC
8	Upgrade FP12 and part of FP1 to public bridleway, and divert northern section of route from cross-field path to field edge to link with Route 51	MPC, MNPSG	CBC, LO's	Medium	Short / Medium	MPC to liaise with CBC and LO's
9	Dedicate Route 51 as permanent right of way	MPC, MNPSG	Sustrans, CBC, LO's	Low	Short / Medium	MPC to liaise with Sustrans and CBC to investigate feasibility Note: Route 51 is not accessible to horses
10	Create new public bridleway along parish boundary from Willington's BW4 at Willowhill Cottages, north-west to join Willington's BW8 and GI aspiration 6 (above)	MPC, MNPSG	CBC, LO's	Medium	Medium	MPC to liaise with CBC and LO's
11	Create community greenspace incorporating recreational area, wildlife area and community woodland	MPC, MNPSG	LO	High	Long	MPC to contact and liaise with LO
12	Restore South Mills Nature Reserve and extend to include meadow to the west, and manage for wildlife and community use - possibly including a community orchard	MPC, MNPSG	LO	Medium	Medium	MPC to investigate site and liaise with LO
13	Extend playing field to benefit community and wildlife (specific details to be explored).	MPC, MNPSG	LO	High	Long	MPC to liaise with LO
14	Explore public access opportunities at Moggerhanger Park	MPC, MNPSG	LO	Low	Medium/ Long	MPC to liaise with LO
15	Install new bench at north-east end of FP8	MPC, MNPSG	LO, BRCC	Low	Short	MPC to liaise with LO BRCC to install?

16	Dedicate used route linking the Ridgeway to Route 51 as a public bridleway	MPC, MNPSG	CBC, LO's			PC to liaise with CBC to investigate feasibility Note: Route 51 is not accessible to horses
17	Enhance and maintain pond and surroundings	MPC, MNPSG	LO	Medium	Short	Ongoing project
18	Enhance woodland, directly adjacent to the Ridgeway	MPC, MNPSG	LO	Low / Medium	Medium	Investigate site, liaise with LO

