

Proposed Local Green Space Designations for Moggerhanger



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



February 2025

MOGGERHANGER GI PLAN – LGS ASSESSMENT

Local Green Space (LGS) 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).

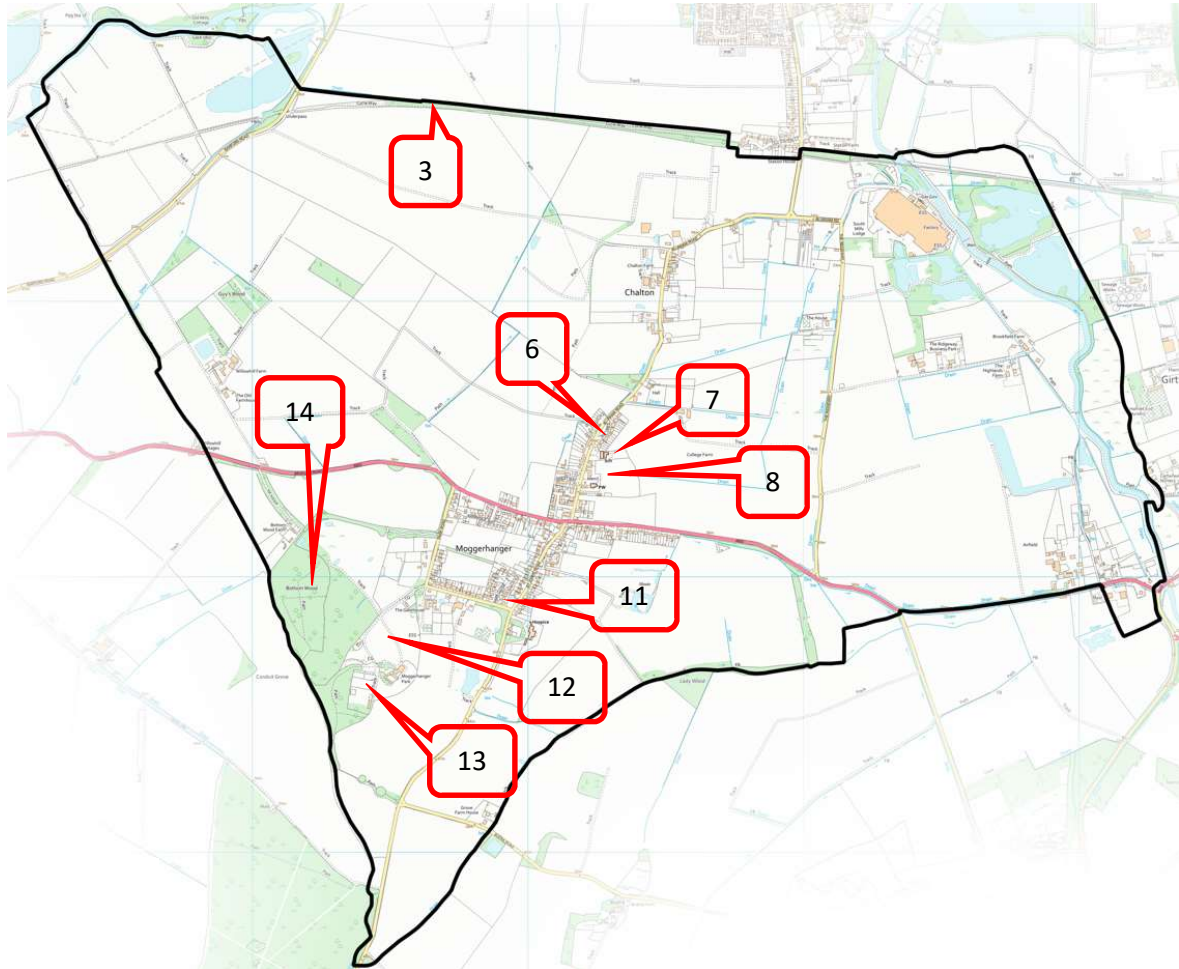
Some areas may already be available for public access; other land could be considered for designation even if there is no public access. Designation does not confer any rights of access over what currently exists.

LGS Stage 1 Assessment

The stage 1 assessment is designed to filter out which sites - proposed for LGS Designation by the 2024/5 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.

The following map and table show the sites put forward for Stage 1 of the Staploe LGS assessment process. These do not include all of the greenspaces displayed in the Staploe GI Plan, as a number of the noted sites did not receive sufficient support to go forward for possible LGS designation.

Stage 1 proposed sites



Proposed site for LGS designation	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

The above 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.

LGS Stage 2 Assessment

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.

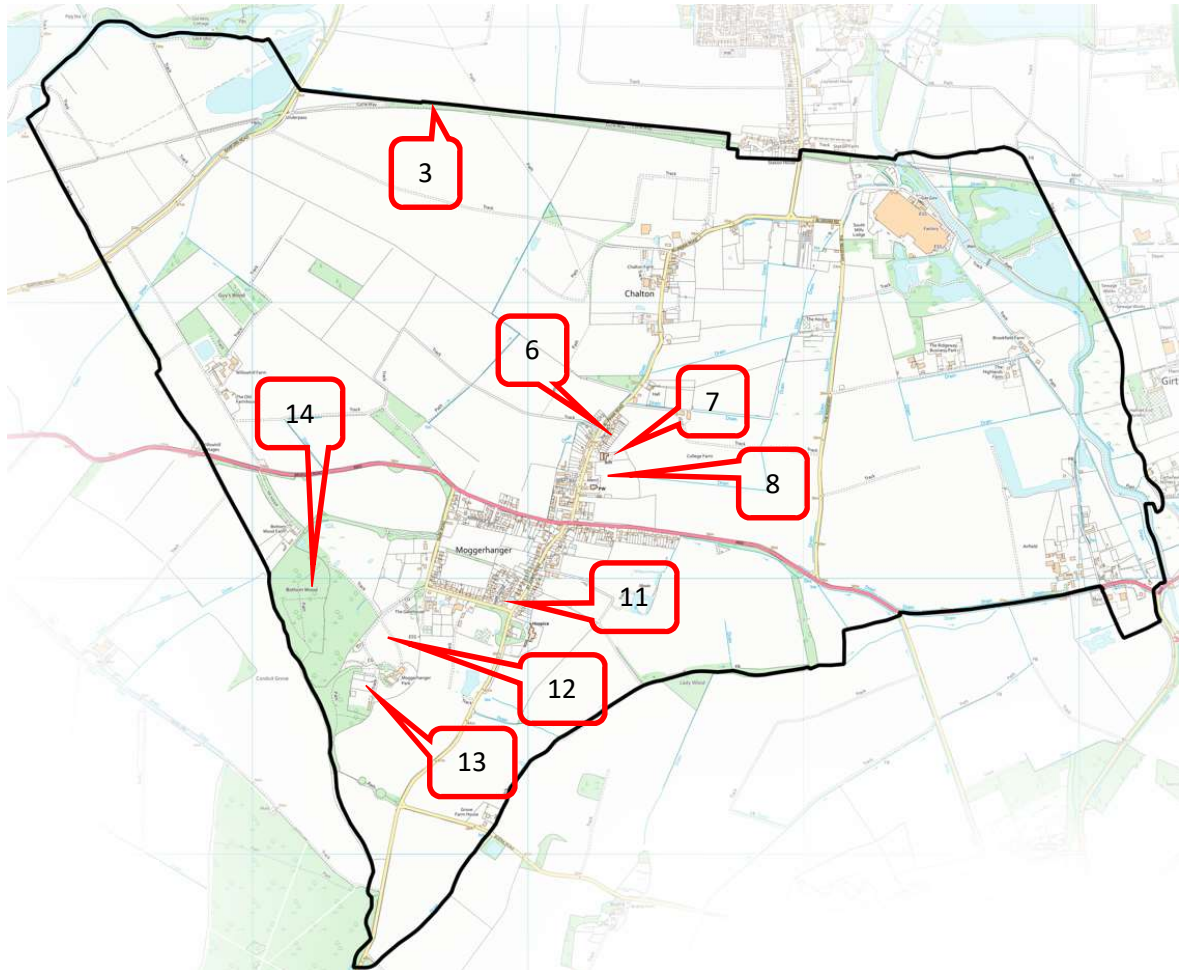
Stage 2 Assessment – Overall Summary

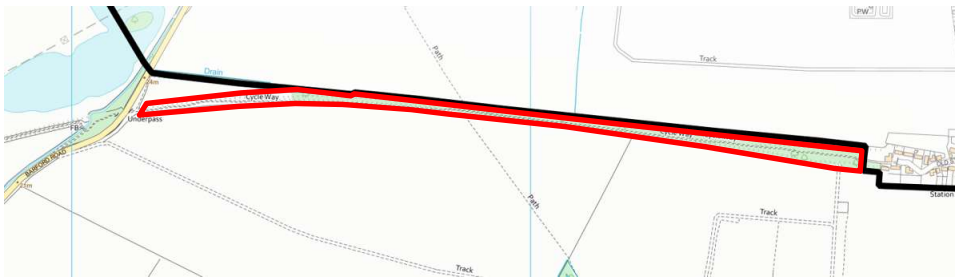
Site	Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
3. Blunham Disused Railway CWS	N	Y	Y	Y
6. The Crescent Amenity Space	N	Y	Y	Y
7. Moggerhanger Primary School Playing Field	N	Y	Y	Y
8. Moggerhanger Recreation Ground and Play Area	N	Y	Y	Y
11. Corner 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

NOTES:

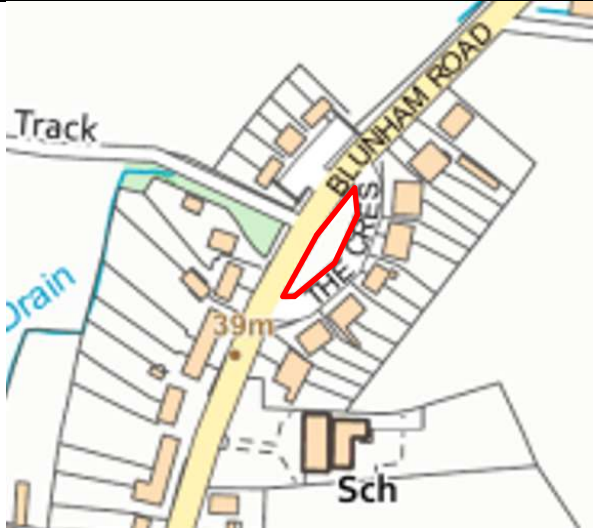
- Site numbers on the above table relate to the following map.
- The site locations on the map are indicative only – see the individual site assessments below for more detail.

Stage 2 Assessment - proposed sites



Site Name	3 Blunham Disused Railway CWS (east of Barford Rd)
Site Map	 Not to scale
Site Area	3.83 ha
Site Location	The site is in the north of the parish, and incorporates a section of the Bedford to Sandy national network route 51, known as the University Way. The eastern end of the County Wildlife Site begins at a wooded area at the western end of Old Station Court and heads west along the parish's northern boundary before dipping slightly southwards as it approaches the Barford Road.
Site Description	Description The County Wildlife Site follows the route of the former Bedford to Cambridge railway line, and is within the area also known as 'Blunham Marshes'. It includes a tarmac path for walkers and cyclists and is partly bordered by mature wooded areas, which include oak, willow and elder. A section of its route is alongside a small stream. Although the site is primarily linear in shape, it incorporates mature wooded areas and grassland within its CWS boundaries. Beauty This is an attractive tree lined site, with views of lakes and fields to the north and south. Historical Significance The site once carried the Bedford to Cambridge Railway, first envisaged in 1862 and closed - in accordance with the 1962 Transport Act - in December 1967. Close to the eastern end of the CWS, the main station building has been restored and converted into two private residences respectively named "Stationmaster's Cottage" and "Station House".

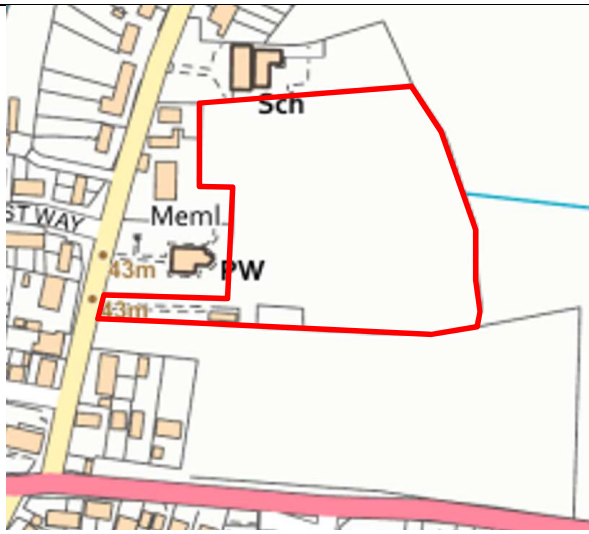
	Recreational Value The countryside site, and its associated cycle track, is used extensively by walkers and cyclists – especially with young families who value it as a safe place away from the dangers of busy road traffic. The use of the site has increased greatly since the Covid pandemic. Tranquillity The whole site has a very peaceful, countryside feel. Wildlife The site features good examples of Neutral Grassland habitats with abundant ant hills and wildflowers. Due to the stream and wooded areas within the site, plus its location between fields and lakes, the CWS has an abundance of wildlife, including roosting and nesting birds, and small mammals and invertebrates among its trees and hedgerows. Red kites, cormorants and flocks of geese can be seen from the CWS. The bramble and scrub are cut annually to allow grasses and wildflowers, such as harebells and primroses, to thrive. Significant for another reason No		
Site Photos	 		
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
N	Y	Y (Recreation, Wildlife)	Y

Site Name	6 The Crescent Amenity Space
Site Map	 Not to scale
Site Area	0.1 ha
Site Location	The site is immediately adjacent to Blunham Road at the northern end of the village.
Site Description	Description: A small grass area in front of residential properties, with a mix of mature trees and some more recent plantings. Beauty The site, though small, is not unattractive and it helps to create a green entrance to the village when approaching from the north. Historical Significance None known Recreational Value The site is well used by the residents of the Crescent for dog walking, playing and relaxing. It has also become a social gathering and networking area for parents and guardians at the beginning and end of the school day due to its location. Tranquillity The site has a quiet, open feel even though it is next to a road.

	Wildlife The trees are used by roosting and nesting birds. Significant for another reason No		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
N	Y	Y (Recreation / meeting place)	Y

Site Name	7 Moggerhanger Primary School Playing Field	
Site Map	 Not to scale	
Site Area	0.18 ha	
Site Location	The Primary School's playing field is behind the school building which faces onto the Blunham Road, north of the A603 Bedford Road	
Site Description	Description: The playing field consists of a mown grass area and a small woodland which incorporates a wildlife area. The site is bordered by mature trees. There are fields to the north and east of the site, and the village's playing field immediately to the south. Beauty The small enclosed site is quite attractive, due to its woodland and tree boundaries which provide it with an air of peace when it is not in use for play. Historical Significance None known Recreational Value The area is used extensively by the schoolchildren for play and outdoor nature studies.	

	Tranquillity When the school is closed the area is very peaceful. It is away from the road, enclosed by trees and partly surrounded by fields and the much larger public playing field. Wildlife Due to the site's surroundings, it is likely that there is a range of wildlife including birds and small mammals. There have been reports of adders, though these have not been substantiated. Significant for another reason The site is a valuable open air classroom for the school.		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
N	Y	Y (Recreation and education)	Y

Site Name	8 Moggerhanger Recreation Ground and Play Area
Site Map	 Not to scale
Site Area	2.1 ha
Site Location	The entrance to the site is next to St John's Church, to the east of Blunham Road.
Site Description	Description: The site is a large mown field with football goals, a fenced play area with equipment and a small wildlife area. The site is surrounded by mature trees and hedgerows. Beauty Like most playing fields, the majority of the site is mown grass. However, the surrounding trees and hedgerows - and the fact that the site is located behind the church, and thus away from the road – lends the area an attractive appearance. Historical Significance None known Recreational Value The playing field provides a large open space for the children of Moggerhanger, and includes a young children's play area and a nature area. The site is used extensively by local families, and the mown field is rented out to groups such as local football clubs. The parish council are currently considering expanding the play area to provide facilities for older children.

	Tranquillity The setting of the playing field – behind the church – provides a quiet, open feel to the site when it is not in use for football matches. Wildlife The site's surroundings – trees, hedgerows, fields and cemetery – mean that there is a range of wildlife in evidence, including birds, small mammals and invertebrates in and around the playing field. Significant for another reason No		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
N	Y	Y (Recreation)	Y

Site Name	11 St John's Road / Park Road Amenity Space
Site Map	 Not to scale
Site Area	0.13 ha
Site Location	The site is on the corner of St John's Road and Park Road.
Site Description	Description: This is a small, publicly accessible site consisting of mown grass and dotted trees, and a fenced and wooded pond. Beauty This is an attractive green area, with a range of trees and a small pond, close to a mix of old and new housing. The neighbouring woodland also helps to provide the site with a rural feel. Historical Significance None known Recreational Value The site is used predominantly by local families for quiet informal recreation. Tranquillity This attractive amenity space is situated on the corner of two quiet roads and receives little disturbance.

	Wildlife Moggerhanger has few sites for nature / wildlife to flourish in the village – this space, with its wildlife pond is one such area. The pond, surrounded by trees and shrubs, is the main habitat for the site's variety of wildlife, including small mammals, amphibians and invertebrates. Roosting and nesting birds make use of this site, along with an adjoining wooded area just across the road. Significant for another reason No		
Site Photos	 		
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
N	Y	Y (Wildlife, Recreation)	Y

Site Name	12 Moggerhanger Park CWS (part Accessible Wildlife Site)
Site Map	 Not to scale
Site Area	10.81 ha
Site Location	The entrance to the site is off Park Road, Moggerhanger.
Site Description	Description: The CWS forms the grounds of Moggerhanger Park, and consists of a landscaped parkland, a woodland with a children's adventure playground, an orchard and a two-part walled garden. There is a free parking area and a café within the site. Beauty The site, with its various landscape features, is an especially attractive area, and was specially designed to complement the House. Historical Significance The Grade 2 Listed parkland and the adjoining woodland, totalling 33 acres, was designed by Humphry Repton in the late 18th Century. At that time the estate consisted of over 2000 acres. Moggerhanger House, adjoining the CWS, is a Grade 1 Listed Georgian Historic House designed by the architect Sir John Soane. Recreational Value The site is seen as the village's 'jewel in the crown' and a safe and valuable place to walk. It is well visited both by local families and by visitors from further away. Most of the site is freely accessible to the

	general public from 10.00am to 4.00pm, though the area closest to the house is currently private. Dogs are allowed on the site if on leads. There is a pleasant tea room for visitors and picnics are permitted in the wider park. A free car park is located next to the walled garden. The woodland, which includes a play area, is a particular attraction to visitors in the winter, with its carpet of snowdrops, and then again in the spring when the bluebells are in flower. Tranquillity It is a very tranquil and relaxing site for visitors, away from roads (except for the park driveway). Wildlife The size and the range of habitats within this CWS means that there is a wide range of birds, mammals and invertebrates that make use of the site for living and feeding. Significant for another reason Moggerhanger Park is viewed as a most important feature of the parish.		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
N	Y	Y (Recreation, History)	Y

Site Name	13 Moggerhanger Park Orchard Note: The site falls within the proposed LGS site of Moggerhanger Park and is proposed to be designated as part of the wider Park. However, the Orchard is additionally proposed as a LGS so that in the event of the Park being accepted for designation as an LGS, the orchard can be considered for designation separately.
Site Map	 Not to scale
Site Area	0.43 ha
Site Location	The orchard is a feature of the Moggerhanger Park CWS and is situated close to Moggerhanger House and the tearooms.
Site Description	Description: The orchard, replanted in 2013, consists of traditional Bedfordshire varieties of apple and pear. The grass is kept long as a summer meadow, which is then cut short in winter to encourage wildflowers. Beauty The site has an inherent beauty and is bordered by the park's woodland and one of its walled gardens. The grass around the trees is managed for wildflowers, and the entire area is being 'returned to nature'. Historical Significance The orchard is an original feature of Humphry Repton's design for the house's surroundings. Recreational Value The area is open to the public, and is specially enjoyed as the view from the tearooms.

	Tranquillity In common with the other features of the CWS, the orchard has a peaceful, idyllic feel. Wildlife The orchard's summer meadow is home to a variety of wildlife, and the fruit from the trees are enjoyed by birds, mammals and invertebrates. Significant for another reason The orchard's significance is due to it being a part of the grounds of Moggerhanger House.		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
N	Y	Y (Wildlife, Historical significance)	Y

Site Name	14 Bottom Wood CWS
Site Map	 Not to scale
Site Area	6.27 ha
Site Location	The site is part of the Moggerhanger Estate and is situated north-west of the parkland.
Site Description	Description: The site is classified as ancient deciduous woodland. It is in close proximity to an area of lowland meadows which straddle the driveway to Moggerhanger House Beauty The site has the intrinsic beauty of most wooded areas, even though it can only be seen from a distance by the general public. Historical Significance The woodland has, for centuries, been a feature of the historic Moggerhanger estate. Recreational Value There is a small lake within the site that is accessible to a fishing club. Otherwise, the woodland is not accessible to the general public, though it is a prominent and attractive feature in the landscape.

	Tranquillity The site is very peaceful. Much of the time it is only home to wildlife. Wildlife The nature and extent of the woodland, with its range of deciduous trees and native shrubs, make it the only significant wooded area in the parish and thus it is a highly important haven for wildlife. Significant for another reason The woodland is a special feature within the Moggerhanger estate.		
Site Photos			
Not Extensive	Close Proximity	Demonstrably Special/ Locally Significant	Recommend for Designation?
N	Y	Y (Wildlife)	Y