

The Greensand Country Landscape Partnership

PARKLANDS AUDIT

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Appendix 1: Definition Of UK BAP Parkland And Wood Pasture Habitat

Drawing 1: Parklands within the Project Area

Drawing 2: Parklands in Association with Landscape Character Types

Drawing 3: Registered and Non-registered Parks and Gardens Assessed as Part of the Audit

EXECUTIVE SUMMARY

Parkland comprises a number of elements which contribute to its distinctive character including the pattern of woodlands and trees, avenues, main drives, water features, buildings and structures. The presence and relationship between these features combine to form parkland and make each individual parkland landscape unique.

This Historic Parkland Audit for the Greensand Country Landscape Partnership (GSCLP) was carried out during 2015. It covers an area defined by the Greensand Country between Leighton Buzzard and Gamlingay and includes the river valleys of the Ouzel, Flit and Ivel. The extent of the study area is broadly defined by the Bedfordshire Greensand Ridge National Character Area (NCA)¹. This Character Area contains the highest concentration of historic parkland of all NCAs in England. As such parkland landscape occurs frequently and makes a significant contribution to local landscape character and sense of place within the study area.

The purpose of the parkland audit is to provide a consistent and systematic approach to assessing the evolution, extent, features, condition, and current management of parkland and from this to identify opportunities to conserve and enhance the contribution parkland makes to the wider character and identity of the Greensand Country. This audit does not seek to undertake a detailed assessment of all parklands nor the development of individual conservation management plans for each parkland. The assessment is a broad based one which seeks, at a more general level, to understand the parkland resource and how its contribution to local landscape character may be enhanced and appreciated/enjoyed through this Landscape Partnership.

The audit initially identified 28 parklands within the area (excluding Woburn Park which is already under comprehensive management). Of these, a further four were excluded from further study due to their small scale as designed gardens such that they make little or no contribution to wider landscape character. The remaining 24 parklands vary in size from just a few hectares to 78 hectares at Ampthill Park.

This assessment considers the different origins of parkland in the Greensand Country and their evolution in general and then looks at the individual elements which create parkland and which contribute towards wider landscape character. This is followed by a review of factors and forces for change which may affect the

¹ National Character Area Profile 90. Bedfordshire Greensand Ridge, Natural England

condition of parkland features/character. Following this, information has been collated in a consistent fashion from a variety of sources including past assessments, Historic Environment Records and historic maps and brought together to form a database of parklands.

The Greensand Country Landscape Partnership has a reasonable sum of money allocated to initiatives associated with parkland and landscape character.

It is anticipated that the opportunities identified as part of this audit for each parkland will form the basis of more detailed discussions with landowners and estate managers and that through these discussions parkland projects will be defined and costed as part of the Landscape Conservation Action Plan (LCAP).

This report includes broad based unit costs for undertaking management and restoration works in order to inform discussions with landowners and establish preferred initiatives to take forward which will deliver public benefits.

1 INTRODUCTION

1.1 APPOINTMENT/BACKGROUND

- 1.1.1 Alison Farmer Associates was appointed by the Greensand Country Landscape Partnership (GSCLP) in June 2015 to undertake a Parklands Audit as part of a recently awarded Stage 1 pass from the Heritage Lottery Fund (HLF). A Stage 2 submission will be made to HLF in 2016, and if successful, the project initiatives will be implemented over a subsequent four-year period.
- 1.1.2 The Greensand Country Landscape Partnership aims to inspire and engage people with the Greensand Country, enabling them to play an active and informed role in shaping the future of this unique landscape. The project focuses on the past, the present and the future to improve understanding and appreciation of the area.
- 1.1.3 The Project Area for the audit broadly comprises the Bedfordshire Greensand Ridge National Character Area². This was refined during the course of the project following the findings of a Landscape Character Assessment, which formed a parallel study. Drawing Number 1 illustrates the Project Area and the distribution and extent of all Parks and Gardens within the area.

1.2 EXISTING DATA ON PARKLANDS

- 1.2.1 A substantial amount of information on parklands is available. Key sources of information used during the course of this study have included:
- GIS datasets supplied by Central Bedfordshire, Buckinghamshire and Cambridgeshire including listed buildings, registered and non-registered parks and gardens, scheduled monuments, ancient woodland;
 - Existing Local Landscape Character Assessments;
 - Existing parkland reviews including Survey of Parkland Sites in Bedfordshire and Luton March 2011 and Analysis of Wood Pasture and Parkland in Bedfordshire;

² National Character Area Profile 90. Bedfordshire Greensand Ridge, Natural England

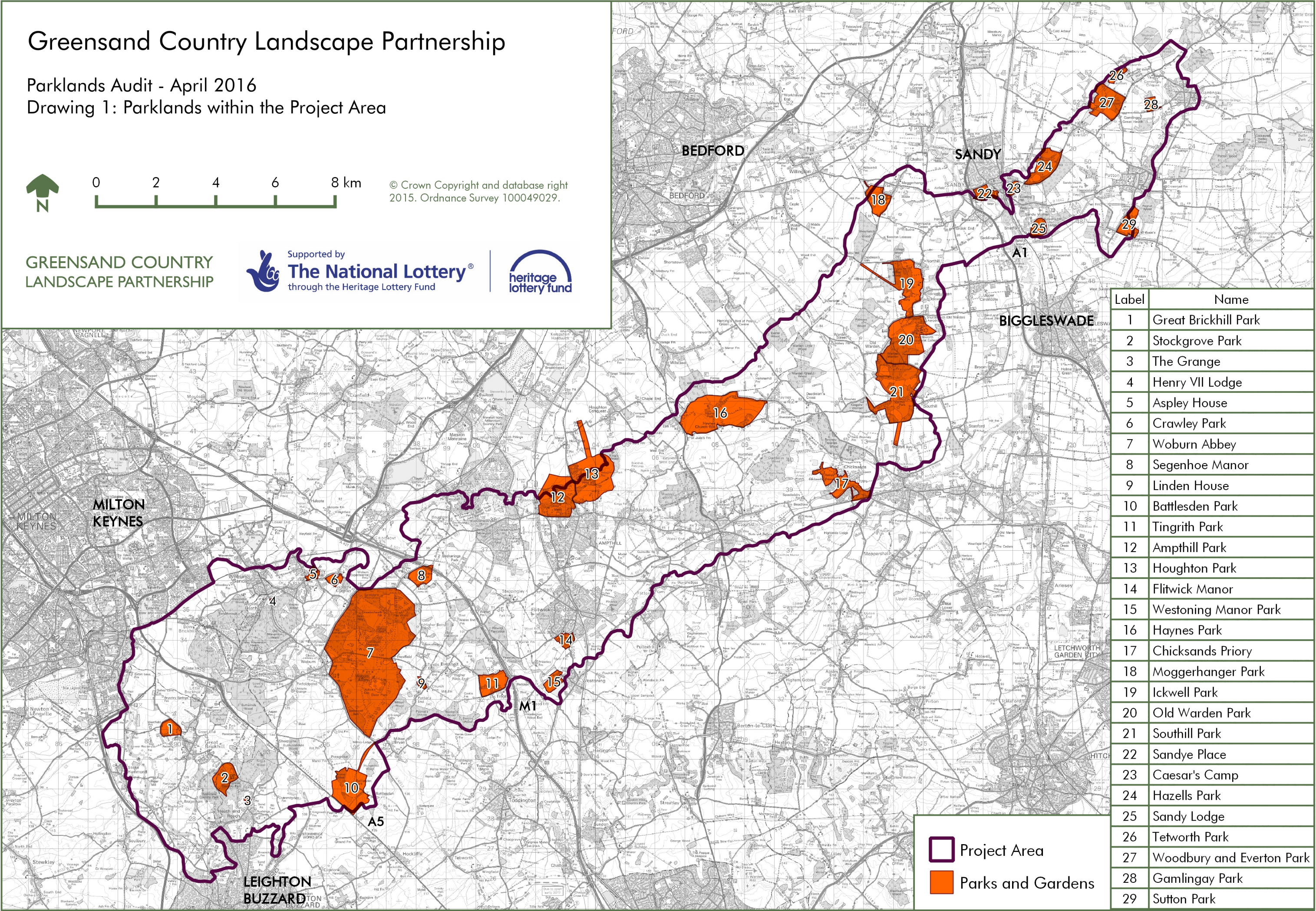
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Drawing 1: Parklands within the Project Area



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Label	Name
1	Great Brickhill Park
2	Stockgrove Park
3	The Grange
4	Henry VII Lodge
5	Aspley House
6	Crawley Park
7	Woburn Abbey
8	Segenhoe Manor
9	Linden House
10	Battlesden Park
11	Tingrith Park
12	Amphill Park
13	Houghton Park
14	Flitwick Manor
15	Westoning Manor Park
16	Haynes Park
17	Chicksands Priory
18	Moggerhanger Park
19	Ickwell Park
20	Old Warden Park
21	Southill Park
22	Sandye Place
23	Caesar's Camp
24	Hazells Park
25	Sandy Lodge
26	Tetworth Park
27	Woodbury and Everton Park
28	Gamlingay Park
29	Sutton Park

- Historic Environment Records;
- Conservation Area Appraisals;
- Historic maps and aerial photographs;
- Other parallel studies undertaken as part of the Landscape Partnership including an Historic Environment Assessment, Sandstone Audit Assessment and Landscape Character Assessment;
- Background literature on Historic Parklands and their management;
- Champion Trees of Bedfordshire by David Alderman and Pamela Stevenson, Bedfordshire County Council, 1993.

1.3 APPROACH TO STUDY

- 1.3.1 The aim of this project was to provide the GSCLP with a detailed understanding of the historic parklands within the study area and to identify initiatives which conserve and enhance parkland character and enable enjoyment/understanding of these areas.
- 1.3.2 The Historic Parkland Audit provides a consistent and systematic approach to assessing the evolution, extent, features, condition, and current management of parkland and from this to identify opportunities to conserve and enhance the contribution parkland makes to the wider landscape character and to enable people's enjoyment and understanding of these assets. This audit does not seek to undertake a detailed assessment of all parklands nor the development of individual conservation management plans for each parkland. The assessment is a broad based one which seeks, at a more general level, to understand the parkland resource.
- 1.3.3 The audit included four broad stages – firstly a familiarisation stage including the gathering of background data from the client team; secondly a desk study stage where digital data, background documents and historic maps were reviewed; thirdly site assessment where each parkland was visited and considered in the context of the wider setting and landscape; fourthly a write-up phase where the database of parklands was developed drawing together data from a wide range of sources and setting out in a consistent way relevant background information, an assessment of the contribution parkland features make to the wider landscape, condition and issues and opportunities for their conservation and enhancement.

- 1.3.4 The audit initially identified 28 parklands within the area (excluding Woburn Park which is already under comprehensive management). Of these a further four were excluded from further study (namely The Grange, Henry VII Lodge, Sandye Place Grounds and Caesar's Camp) as they are small designed gardens rather than parklands such that they make little or no contribution to wider landscape character. The remaining 24 parklands vary in size from just a few hectares to 78 hectares at Ampthill Park. Some lie wholly within the Project Area while others straddle the boundary of the Project Area but have nonetheless been considered in their entirety.

1.4 STRUCTURE OF THE REPORT

- 1.4.1 This report is divided into four sections as follows:

- Section 2 provides an account of the historical development and evolution of parkland landscapes within the Project Area;
- Section 3 describes the different components of parkland landscapes and the extent to which they contribute to present day landscape character;
- Section 4 includes a database of all parklands assessed as part of this study, including , extent, features, condition, and current management identifying opportunities to conserve and enhance parkland character and opportunities for appreciation and enjoyment;
- Section 5 concludes with the next steps required to take forward the emerging ideas from the audit with landowners and estate managers and includes ball park costings to assist with identifying and prioritising projects.

1.5 LIMITATIONS OF THE STUDY

- 1.5.1 The following limitations of this audit should be noted:

- Historic Parkland was only assessed where it was publically accessible. For areas where there was no access reliance was placed on existing documentary records.
- The audit comprises a snapshot in time rather than on going assessment.

- No contact or discussion with landowners or estate managers has taken place as part of this audit.
- This audit does not constitute a detailed assessment of the condition of all parkland features but provides a broad overview of assets and issues with the aim of identifying key projects which can be taken forward in the LCAP.

2. THE GREENSAND COUNTRY

2.1 INTRODUCTION

- 2.1.1 Historic parklands are often complex having developed over many centuries and been shaped by the political, cultural/fashions and physical environment of the time. They make an important contribution to present day landscape character and support rich ecological habitats as well as provide access and recreation opportunities. Drawing number 2 illustrates the distribution of parklands within the Greensand Country and their association with different landscape character types as defined in the Landscape Character Assessment³.

2.2 THE EVOLUTION OF PARKLAND IN THE PROJECT AREA

- 2.2.1 The parklands within the Project Area have evolved from a variety of origins. In broad terms there are five phases of parkland development. A number of the parklands within the Project Area have evolved through all five phases while others have a shorter history. The five phases are as follows:

Medieval Ecclesiastical Sites (pre 1066)

- 2.2.2 The church was a major landowner in medieval England, and was often gifted land. The relatively poor land of the Greensand Country attracted the development of a number of monastic estates including Old Warden Monastery, Chicksands Priory and Woburn Abbey. Records from the foundation of Old Warden monastery (1135) note the grants of woodland to be cleared, and assarts which had already been cleared, on the Greensand. Similarly Chicksands Priory was also established on marginal land containing extensive woodland. In 1323, timber from Chicksands was transported by river to Ely to help rebuild the tower of Ely Cathedral.

Post Medieval Deer Parks (11th - 17th century)

- 2.2.3 Following the dissolution of the monasteries in around 1538, the monastic estates were distributed amongst those who were in the king's favour. At Old Warden, John Gostwick built a new house which incorporated the former Abbot's lodging into the gatehouse (the only part to survive above ground). In the 16th Century, Richard Osborne (a successful London grocer) acquired

³ A Landscape Character Assessment was carried out as a separate parallel study to this Parkland Audit.

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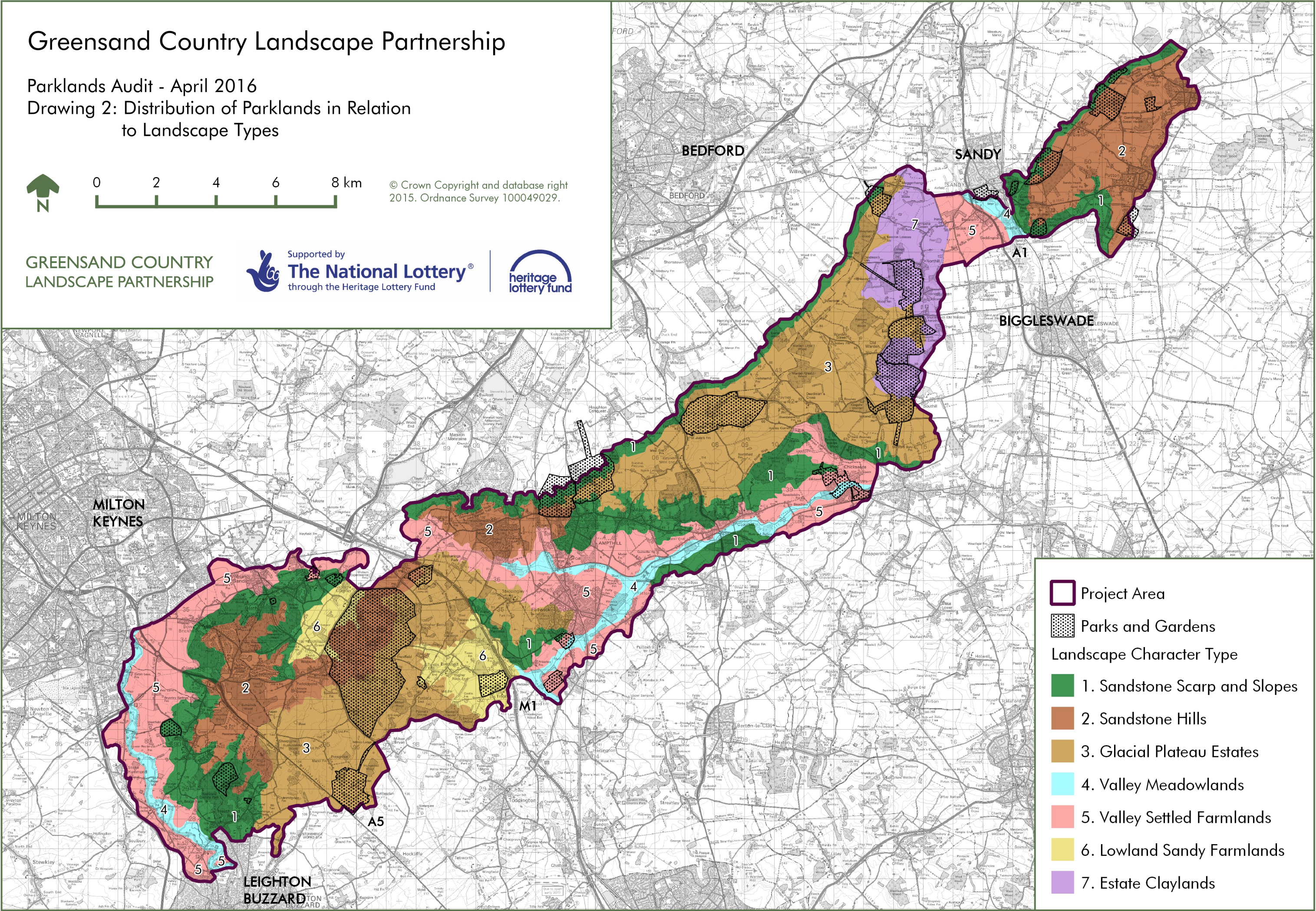
Parklands Audit - April 2016
Drawing 2: Distribution of Parklands in Relation
to Landscape Types



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the monastic site at Chicksands, where he built a country house. Similarly the Dukes of Bedford constructed a new mansion on the site of Woburn Abbey.

- 2.2.4 This period also saw a proliferation of deer parks which were introduced by the Normans. Medieval deer parks were often fenced around with a deer proof boundary, comprising an internal ditch and an outer bank with a fence or 'pale' along its top. Deer could leap into the park but could not escape. Parks were often sub- rectangular or oval in shape to minimise on the expense of fencing and prevent the deer from being hemmed into a corner too early in the hunt.

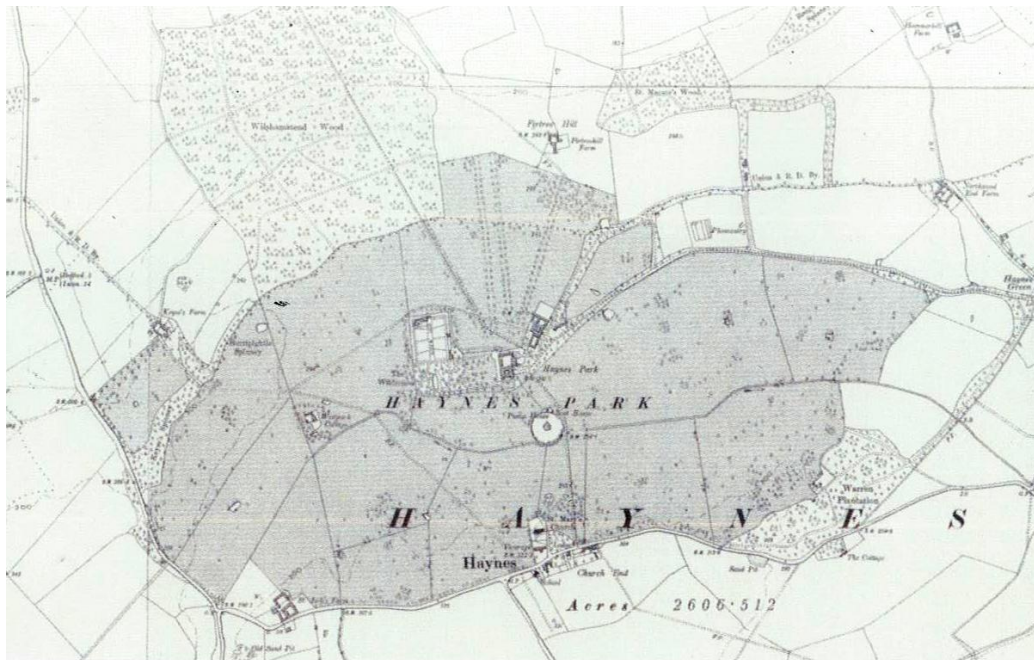


Map extract from *The Country Maps of Old England*, (first edn. 1830; London: Studio Editions, 1990), p. 21, Moule, Thomas. This map shows the extent of deer parks (shown as dark green) across Greensand Country.

- 2.2.5 Deer parks reached their heyday in 1300's. By the 16th and early 17th century many had fallen into disuse or transformed into designed parkland landscapes (see below). The remnants of medieval deer parks can still be seen in later designed parklands, with the earthen boundaries of the former park pale incorporated into the current boundary or running though the park along field boundaries.
- 2.2.6 Parks within the Project Area which originated from earlier deer parks include Battlesden and Ampthill.

Formal Parks (17th - 19th century)

- 2.2.7 In this period the Baroque movement became more evident in garden and landscape design. This was a new phase of grandeur in landscape design with influences from France and Holland. Throughout the country formal patterns of rides and channelled vistas were cut through woodland. Parks grew larger and sometimes incorporated common land and even villages. Parks were no longer seen as a separate entity to the house and views from the house became important with vast avenues extending into the wider landscape (e.g. Southill Park). Typical features of this period include avenues, formal lakes, pavilions, entrance lodges and plantations. In the mid 18th century a gradual shift started with a move to softer lines and more informal planting and routes. Many of the formal parks were redesigned and altered in the next period of the Landscape Park but remnants for the more formal park often remained.
- 2.2.8 The historic map below which dates to the period 1888 to 1913 and shows the formal avenues which formed part of the Haynes designed landscape. Parklands in the study area which still include strong formal elements include the avenues at Southill and Ickwell.



Former formal avenues at Haynes Park

The Landscape Park (18th - early 19th century - Capability Brown and Humphrey Repton)

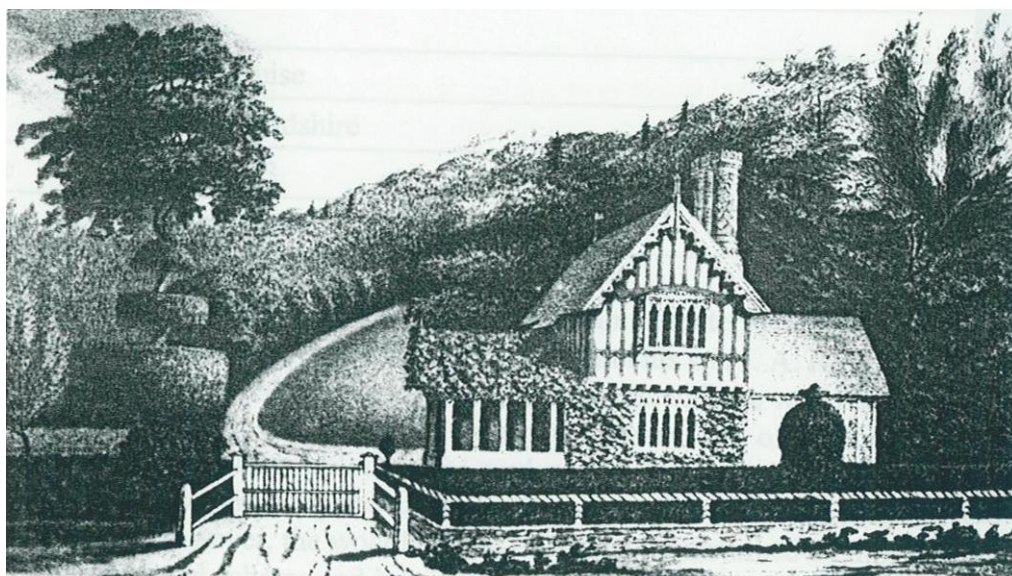
- 2.2.9 This period saw the rise of the 'naturalistic landscape' or 'English style' of parkland design, of which Lancelot 'Capability' Brown is the key figure. The trend was to strip back the estate to its basic forms: serpentine lakes, bare lawns and informal planting, however as noted above many of the earlier formal elements often were incorporated into designs.
- 2.2.10 Permanent pasture, typically separated from the house and garden by a 'ha ha' or sunken wall creating a seamless view from the house grazed by cattle, sheep and deer. The distinctive browsing line created by grazing animals on the underside of trees is a characteristic feature of parkland. Designs often made use of pre-existing features: roads were closed and used as driveways, tree clumps in the wider landscape were used to frame views and formal avenues were retained and in part adapted.
- 2.2.11 Parklands were often bounded by perimeter woodland belts. The landscape park was contrived to provide a number of experiences and provoke a range of emotions – hide and reveal, eye-catchers, buildings which reminded of wealth and power, impression of extensive land ownership by 'borrowing views' of the wider landscape. Paths and approach routes were designed to carefully unveil a range of experiences.
- 2.2.12 Parklands within the study area which were designed by Capability Brown include Ampthill, Haynes, and Southill, while Battlesden, Hazells and Moggerhanger were designed by Humphrey Repton.



Segenhoe Parkland as seen from the Mansion

Victorian Parkland (Mid 19th century - Early 20th century)

- 2.2.13 This period saw the introduction of a multitude of horticultural periodicals and an interest in plants and plant collecting with an influx of new tree species for wealthy landowners to collect. Arboreta sprang up (e.g. Flitwick Manor) and exotic coniferous trees found their way into planting schemes (e.g. Wellingtonias at Stockgrove Park). Rhododendrons were also introduced as well as the development of woodland gardens. Unlike the transformation that occurred in the mid 18th century the structure of the existing landscape parks remained largely intact – it was the planting palette which changed. Alongside this trend was the development of the Victorian high farming era and the introduction of fertilisers, land drainage and new breeds of livestock. This resulted in significant investment in the farming of estates with the introduction of top quality farm buildings or model farms and the establishment of farm cottages and estate villages (e.g. Bedford Estate Cottages and villages of Ickwell, Old Warden and Southill).
- 2.2.14 By the end of the 19th century most parks had reached their maximum extent, the designed landscape often extending beyond the park itself with in-field trees and high quality buildings strategically placed to provide a visual extension to the designed landscape. This is often referred to as the 'parkland setting'. In association with this expansion, new lodges were often created at the entrances to the newly enlarged parkland.
- 2.2.15 In some instances small Victorian gardens were designed as at The Grange, Woburn Road, Heath and Reach, and Henry VII Lodge, south of Aspley Guise.



Henry VII Lodge

20th Century Influences (post WWI)

- 2.2.16 Agricultural depression in the late 19th century and the effects of the WWI and II led to the breakup of many estates and the introduction of multiple ownership. During WWII many country houses were requisitioned for military use (e.g. Ampthill and Chicksands), whilst swathes of parkland were ploughed up in the drive to 'dig for victory'.
- 2.2.17 In the 1960's and 1970's there has been a trend towards converting historic parkland to arable production, with intensive farming practices leading to the loss of parkland features, notably in-field trees which formed a hindrance to modern methods of cultivation. Many plantations of coniferous woodland were introduced in the latter half of the 20th century often bringing an alien element into parklands. Further noticeable changes included neglect due to lack of funds and resources which have lead to the decline in parkland features such as park railings and the loss of parkland character due to self-sown trees and scrub. Modern development has also impacted on the setting of some parks and the mansion houses have in some situations been taken over for corporate use (e.g. Haynes and Flitwick Manor) or redeveloped for residential purposes e.g. Hazells or removed altogether e.g. Battlesden.
- 2.2.18 The development of conservation management plans for parklands and application of Environmental Stewardship for restoration works, land management and capital works has made a considerable difference to parkland management and conservation work in recent decades.

2.3 THE ELEMENTS OF PARKLAND AND THEIR VALUE

- 2.3.1 Historic parklands are often complex having developed over many centuries and been shaped by the political, cultural/fashions and physical environment of the time. They make an important contribution to present day landscape character and support rich ecological habitats as well as provide access and recreation opportunities. Drawing number 2 illustrates the distribution of parklands within Greensand Country and their association with different landscape character types as defined in the Landscape Character Assessment⁴.
- 2.3.2 Parkland comprises a number of elements which contribute to its character including the pattern of woodlands and trees, avenues, main drives, water features, buildings and structures. The presence of and relationship between these features combine to form parkland and make each individual parkland unique.
- 2.3.3 Open parkland comprises parkland trees, tree clumps, avenues and grass sward. The grass sward is an area of pasture which historically was managed by grazing animals and provided a green foil for parkland planting. The species make up of grassland varies and may be ancient derived from former deer park and may be semi-improved and species rich. Parklands on sandy soils usually support acid grassland, sometimes with mosaics of heather heath. On more clay or loamy soils neutral grassland dominates.
- 2.3.4 The combination of grass sward and trees can result in a wood pasture character with trees expressing a distinctive browsing line on the underside where pasture is grazed. Areas which have remained under permanent pasture often contain archaeological earthworks such as ridge and furrow.

⁴ A Landscape Character Assessment was carried out as a separate parallel study to this Parkland Audit.



Woodbury Park



Old Warden Park

- 2.3.5 Mature parkland trees can occur with the grassland areas but also within perimeter planting and woodland. These trees make an important contribution to the landscape and, if veteran⁵, can also be internationally important for invertebrates of dead wood habitat, fungi and lichens which are dependent on trees of considerable age.
- 2.3.6 Parkland also includes features and layouts which served the purpose of providing access and a sequence of views. These include carriageway approach routes which may be sinuous and take in a variety of contrived views. In addition parkland may contain a series of rides for circular excursions.
- 2.3.7 Water features are another element of parkland which contributes to their character. They can include lakes, streams and fishponds. The former of these may comprise the centre piece of the designed landscape and be associated with other built features such as bridges and cascades.
- 2.3.8 Around the perimeter of the parkland the boundary may be defined by a park boundary wall built of stone or brick or a combination of the two or by iron railing which did not interrupt the visual flow of the parkland to the wider landscape.

⁵ The term veteran tree is not precisely defined, as various criteria may determine the veteran status of an individual tree when compared to others. For example, a tree may be regarded as a veteran due to great age; great age relative to others of the same species, existing in an ancient stage of life or due to its biological, aesthetic or cultural interest. The species, relative ages, management practice, aesthetic, cultural and biological importance should all be taken into account when surveying or assessing potential veteran trees.



Park kissing gate, Woodbury Park



Boundary wall at Great Brickhill Park

2.3.9 In addition to the main house, parklands can also contain built and landscaped features of interest. These may include lodges and entrance lodges which became common in the mid to late 18th century. Often the lodges may show similar design features to the main house adding a unity to the overall design. Stables were also constructed in the larger estates to house the horses e.g. Battlesden. Ornamental buildings and eye-catchers were also common such as at Chicksands.

2.3.10 Home farms were often located close to the edge of the park and formed part of the estate and cottage or nee were constructed to accommodate tenants and staff. Other functional built features include ice houses (e.g. Moggerhanger) and churches (e.g. Ridgmont) or walled kitchen gardens (e.g. Old Warden).



Icehouse at Moggerhanger Park



Estate cottage at Woodbury Park

2.3.11 Alongside the inherent significance of each individual element of parkland, parklands as a whole make a distinctive and important contribution to landscape character and local identity, can support rich ecological habitats and networks and provide opportunities for access and recreation as well as being essentially productive landscapes.

- 2.3.12 2016 will see the tercentenary of the birth of Capability Brown increasing the focus on parkland landscape and the contribution they make to our everyday lives.

2.4 CURRENT FACTORS AFFECTING PARKLAND LANDSCAPES

- 2.4.1 Like many other features of the historic environment, parklands are vulnerable to numerous external factors, including changes in farming and silviculture practices, alterations to land ownership and funding streams, development including roads and new housing, and visitor pressure and climate change.
- 2.4.2 Registered parks and gardens are only protected by planning policy and do not enjoy legal protection as in the case of listed buildings, scheduled monuments or conservation areas. The conservation of historic parklands is a primary objective of Environmental Stewardship with many landowners encouraged to enter into higher level stewardship including targeted support for the conservation and restoration of historic parkland features.
- 2.4.3 Nevertheless, analysis of the physical extent of parklands in Bedfordshire reveals that parklands have reduced in size by over 50% and their biodiversity has also diminished with 56% of the total area not meeting 'good' condition and 29% being allocated to the 'restore' Biodiversity Action Plan (BAP) category⁶. A similar picture exists for Buckinghamshire and Cambridgeshire.
- 2.4.4 Land use change outside of an area's parkland, associated with urban pressure and intensive farming, can create an abrupt change in character to the detriment of the visual quality of the parkland. In addition, historic parkland features can often be found beyond the remaining park boundary either because the extent of parkland has reduced with time or because the original parkland design 'borrowed' features from the wider landscape.
- 2.4.5 More specifically the individual elements of parkland are vulnerable to a range of pressures and forces for change. The text below sets out in turn the pressures affecting open parkland, park woodland, deigned views and vistas,

⁶ The definition of UK Biodiversity Action Plan parkland can be found in appendix 1 of this report. In 2011 a survey of parklands within Bedfordshire and Luton allocated each BAP parkland one of four categories regarding current condition namely maintain, achieve condition, restore and expand. These categories are referred to in the Parkland Database in relation to each park and are defined in full in appendix 1 of this report.

waterbodies, parkland boundaries, park related archaeology, and park built features.

2.4.6 *Open parkland*

- Lack of understanding of the historic design intention can result in inappropriate management leading to loss of form and structure.
- The composition of parkland, particularly the balance of open and planting at various densities, is highly vulnerable. New planting may detract from the appearance of the parkland and result in the loss of key views or result in the introduction of new trees which do not relate to historic precedent in terms of species.
- A lack of younger generations of trees can result in breaks in continuity of deadwood habitat and can lead to even aged planting or views to mature/declining trees.
- Over tidying of parkland resulting in the removal of valuable deadwood habitat.
- Neglect and loss of expertise in traditional tree management such as pollarding result in tree collapse.
- Damage to trees from soil compaction caused by grazing animals such as cattle and the specification of too small tree guards.
- Pasture loss through conversion of pasture to arable and other land uses. Arable land use can have a significant effect on the aesthetic qualities of the landscape and seriously affect the health of trees.
- Pasture improvement through reseeding, deep ploughing, fertiliser and other chemical treatments.
- Inappropriate grazing levels affecting grass sward.
- Disease, decay and death affect trees including acute oak decline, horse chestnut canker and leaf miner, sweet chestnut blight, sudden oak death and ash dieback.
- Climate change and the need to consider alternative species which may diversify the parkland planting palate.

- Damage of archaeological earthworks as a result of over grazing and scrub growth or changing land use e.g. arable cultivation.



Mature oak in arable, Woodbury



New avenue planting, Battlesden

2.4.7 *Park woodland*

- Lack of understanding of the historic design intention resulting in inappropriate or lack of traditional management leading to a loss of form or structure.
- Vulnerability of woodland to invasive species which may establish as a result of lack of management e.g. rhododendron invasion.
- Removal of deadwood habitat resulting in reduced habitat for invertebrates.
- Damage by deer or squirrels
- Invasion and spread of non-native tree species and displacement of native ancient woodland ground flora by non-native invasive garden species.
- Disease, decay and death affect trees including acute oak decline, horse chestnut canker and leaf miner, sweet chestnut blight, sudden oak death and ash dieback.
- Unpredictable storms and climate change and the need to consider alternative species which may diversify the parkland planting palate.

- Damage of archaeological earthworks as a result of wind throw, insensitive replanting and extraction and lack of sensitive management.



Woodland edge, Woodbury Park



Wood bank, Kings Wood, Ampthill Park

2.4.8 *Designed views and vistas*

- Lack of understanding of the historic design intention resulting in inappropriate management and loss of historic circulation patterns.
- Sequence of views may be lost when parkland is divided into multiple ownership
- Vegetation or development may obscure important views. Views between the house garden or house and wider landscape are particularly vulnerable.
- Loss of historic character due to use of unsympathetic materials and design.



New avenue, Haynes Park



Mature avenue, Flitwick Manor

2.4.9 *Waterbodies*

- Secondary vegetation growth, silting accumulation, drying and colonisation by scrub. This vegetation may obscure the water's edge and result in a loss of views.
- Poaching by livestock causing marginal compaction and bank erosion.
- Spread of waterplants and reeds resulting in silt accumulation.
- Invasive non-native plant species and loss of habitat.
- Neglect and decay of built structures associated with water bodies.
- Damage to pond and lake puddle clay linings.
- Changes to surrounding land uses resulting high nutrient inputs, herbicides and pesticides reaching the water body and resulting in a decline on water quality.
- Lowering of water table.
- Effects of climate change.

2.4.10 *Parkland boundaries*

- Lack of maintenance particularly when they no longer fulfil their original function.
- Tree growth close to walls can cause damage

- Iron railings may be vulnerable to damage by agricultural machinery and people climbing over them.
- Modern hedges planted within former parkland can greatly affect the flow of the grass parkland character.
- Inappropriate repair in terms of materials, style or design may result in a loss of historic character.



Brick boundary wall, Great Brickhill Park



Park railing, Woodbury Park

2.4.11 *Park-related archaeology*

- Damage through over grazing which can cause poaching and erosion
- Lack of management due to cessation of grazing with tree and scrub growth.
- Mature and unstable trees may result in wind through and damage to earthworks.
- New tree plantings.
- Agricultural cultivation may result in ploughing out of buried archaeology.

2.4.12 *Park built features*

- Weathering effects of the elements and need for ongoing maintenance
- Use of inappropriate materials for repair work.
- Alternations to the setting of built structures.

- External lighting which may affect bats.

2.5 ENVIRONMENTAL STEWARDSHIP AND PARKLAND CONSERVATION

- 2.5.1 The Countryside Stewardship scheme is known to make a significant contribution to the successful conservation and restoration of historic parkland features including the recreation of woodpasture. However analysis suggest that whilst it is particularly good at supporting open parkland management, conservation and management of walls, trees, avenues and woodland it is least effective at conserving access routes and views or conserving features such as waterbodies, bridges and hedges⁷.

⁷ Environmental Stewardship and Historic Parkland, Cookson and Tinker, Natural England, September 2013, Page 48.

3. PARKLAND DATABASE

3.1 INTRODUCTION

- 3.1.1 A total of 24 parklands were assessed as part of this audit. A number are registered parkland⁸ and gardens but the majority are non-registered parks and gardens. Parklands included in the audit are illustrated on drawing 3.
- 3.1.2 The purpose of the audit was to undertake a consistent and systematic review of small to medium sized parks within the Project Area, to consider their contribution to local landscape character and to assess key issues and vulnerabilities which may lead to the identification of potential projects and initiatives under the 'threads' of the Greensand Country Landscape Partnership and which can be included in the Landscape Conservation Action Plan or LCAP. These have included the possibility of reinstatement of parkland landscape, provision of public access as well as improved management both within the parkland and wider setting in order to bolster and support the parkland's significance.
- 3.1.3 The following pages present a consistent approach to assessing each of the parklands. For each of the parklands information is recorded in an easy to compare table format. The amount of information recorded for each parkland is in part a reflection of the extent of readily available existing documentary material⁹. It is however very likely that over time, and with further discussion with landowners, that new information will come to light. This database should therefore be regarded as a 'work in progress' and should be updated as and when additional information becomes available.
- 3.1.4 Following the audit, and to assist with prioritising discussions with landowners, each parkland was assigned to one of three categories based on the likelihood of implementing the identified opportunities. Parklands placed in tier 1 are those where the initiatives have a good chance of being progressed as part of the LCAP, tier 2 parks include initiatives which have moderate chance of success and tier 3 includes parks where there are limited opportunities or where current circumstances are likely to make implementing initiatives problematic.

⁸ The Register of Historic Parks and Gardens of special historic interest in England provides a listing and classification system for historic parks and gardens. The register is managed by Historic England under the provisions of the National Heritage Act 1983. If a park or garden has been registered using the designation process under the 1983 National Heritage Act it has legal protection. Although registration brings no additional statutory controls in itself, it is a material consideration in planning.

⁹ Data used in this database has come from various sources including the HER. AFA accept no responsibility for the data from different sources potentially being out of date or inaccurate and all data has been used in good faith.

Greensand Country Landscape Partnership

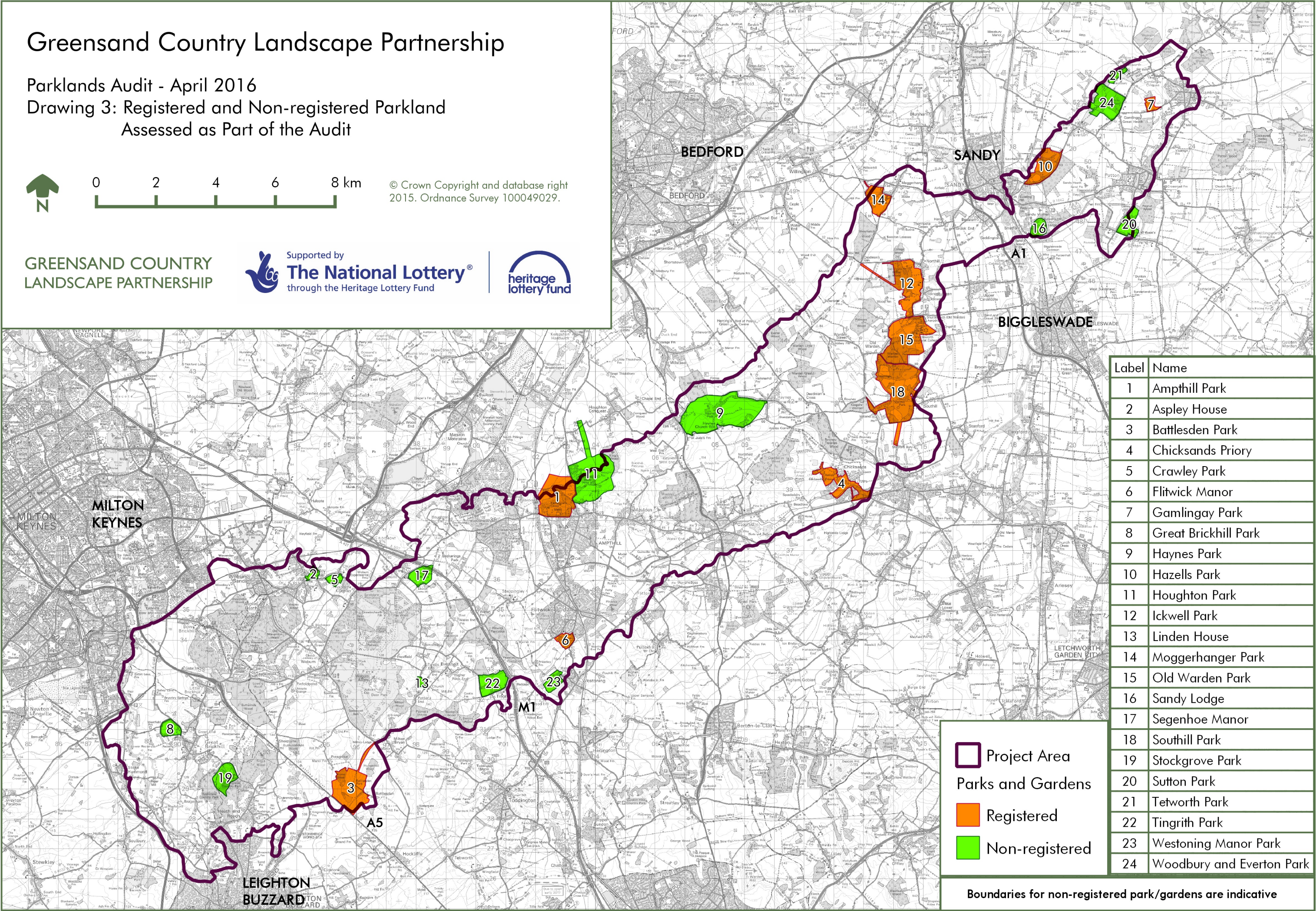
Parklands Audit - April 2016
Drawing 3: Registered and Non-registered Parkland
Assessed as Part of the Audit



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LANDSCAPE PARTNERSHIP

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3.2 AMPTHILL PARK

Location	TL 026 389 Amphill Park lies 10km south of Bedford. It extends across the Sandstone Scarp and Slopes Landscape Character Type from the higher land of the Glacial Plateau Estates.
Summary of Evolution	Originated as a 15 th century deer park surrounding Amphill Castle Present park house was built in 17 th century and the 18 th century Landscape Park designed by Lancelot Brown for the Earl of Upper Ossory. Purchased by the Duke of Bedford mid 19th century. Amphill Park was used as a training camp in WWI, then as a Command Depot (camp for nursing wounded soldiers returned from the front). The house was occupied by the army during World War II, following which it was sold to Bovril Limited and is now divided into several domestic units. The ownership of the Park was split in 1947 when Amphill Urban District Council (now Amphill Town Council) purchased the greater part of the designed landscape from the Duke of Bedford: most of the Brownian landscape is now owned by the Council.
Current Extent (ha)	78.7
Historic Extent (ha)	167.3
Registered Park and Garden	Grade II
Ownership/Site Use	Town Council Ownership/Public park and sports grounds
Public Access	Public Rights of Way and Open Access
Cultural Heritage Interest	Amphill Conservation Area (in part) Scheduled Monument – site of Amphill Castle Association with Henry VIII and Katherine of Aragon Designed by Capability Brown Park House - Grade II* Statue of Hound - Grade II Katherine's Cross - Grade II Duke of Bedford's Memorial - Grade II
Nature Conservation Interest	Tree Fungi and Bat surveys available County Wildlife Sites including unimproved grassland and amenity grassland BAP Habitat Category – active condition
Current Condition and Management	Diverse grass sward and in Higher Level Stewardship. Grazing of lower sections of park and possible extension to upper grassland areas with annual hay cut to restore acid grass. Champion Trees include Sweet Chestnut, Beech and Oak. Aspects of Brownian landscape have been lost over time due to vegetation and in particular scrub growth and loss of parkland pasture to arable farming. Current HLF Funding as part of Parks for People but limited to Town Council Land. Amphill Park House to the north of the parkland remain separated from the wider parkland to the south by an area of arable land.
Features which contribute to	Significant Lime Avenue Lancelot Brown design provided the setting to the house, later remodelled

landscape character	by Sir William Chambers (1723-96). Katherine's Cross is a key feature Duke of Bedford Memorial 1919.
Strategic Opportunities	Interpretation and telling the stories of the use of the site during the wars Restoration of acid grassland Opportunity to celebrate Capability Brown as part of national celebrations Possibility of reverting arable back to pasture and restoring parkland landscape between Ampthill Park House and the wider parkland to the south thereby adding value to the existing HLF funded works.
Recommendation	Tier 1 Talk to Town Council and relevant landowners to ascertain interest

3.3 ASPLEY HOUSE

Location	SP944361 Aspley House lies at the north-east corner of Aspley Guise village on sloping ground with a formal garden to the west and ponds and park to the south and east on lower ground. The parkland stretches south beyond East Street. Located on the eastern edge of the village of Aspley Guise on sloping land making use of natural springs between the greensand and clay geology to the north for development of ponds and water features. Within the Sandstone Scarp and Slopes landscape character type.
Summary of Evolution	Historic maps indicate that parkland at Aspley Guise existed to the southwest of the village. This has since been developed. Aspley House was built 17 th century and parkland designed around it including a sequence of water bodies along the spring line flowing northwards. In more recent years pasture fields to the south of the Bedford Road have lost their hedgerow enclosures leaving free standing trees in the fields. This has given rise to a parkland character to the south of the road despite this area of land never being part of the parkland associated with Aspley House.
Current Extent (ha)	17
Historic Extent (ha)	13
Site Use	Private residence
Public Access	Right of way only Part of Millennium Circular Walk
Registered Park or Garden	Non registered
Cultural Heritage Interest	Mansion House is Grade II* listed building Garden walls are Grade II listed structures
Natural Heritage Interest	No surveys undertaken BAP Habitat Category – restore (under active management)
Current Overall Condition and Management	<p>The area closest to the house has some new plantings of various ages and a few old trees. The sward appears to be improved grassland, probably mowed. The Bedford Road end of the site is more evolved with a slightly more species rich sward and is grazed. The park stretches south of the house beyond East Street, and is still pasture here, although it has lost many of its trees. Those which remain are of some size and age.</p> <p>South of Bedford Road the parkland character appears to continue with metal park railings and in-field mature trees. The railings are in moderate to poor condition. The infield trees are remnants of former field boundaries which when combined with the pasture and railings has a parkland character although it appears this was not an area which was originally part of the parkland design. Housing development is being pursued for this land south of the Bedford Road.</p> <p>The Millennium Circular Walk provides access through the parkland landscape.</p>
Features which	Today the house, wall and gates along with park railing and pasture with

contribute to landscape character	infield trees to the south collectively contribute to a parkland character in this part of the village. This park is an example of the evolution of landscape and development of new parkland character over time. Much of the parkland is located to the north of Bedford Road and is visible from the road on approaching the village from Husband Crawley. This is reinforced by the park railings and views southwards across pasture from the main road.
Strategic Opportunities	Planting of trees to replace lost veteran trees Create an physical and/or interpretative link with parkland at Crawley Park Conservation and restoration of park railings along the road Continued appropriate management of grassland to increase biodiversity value
Recommendation	Tier 2 Possible good example of management and use as a flag ship to other park/landowners. Discuss with landowners.

3.4 BATTLEDEN PARK

Grid Reference	<p>SP958294</p> <p>Located between the A4012 and A5 in steeply undulating and sloping land south-west of the village of Milton Bryant.</p> <p>Located within Glacial Plateau Estates landscape character type.</p>
Summary of Evolution	<p>Deer park thought to have existed on site of current park in 14th century. In 1334 Thomas Fermbaud was licensed to impark 100 hectares of land and wood in Battlesden and Potsgrove, seemingly on the site of the current park (Victoria County History). It is notable that the road between Potsgrove and the Church has been truncated and removed from imparked landscape.</p> <p>A house existed in the 18th century, probably of earlier origin on Jeffery's map without parkland. The parkland surrounding the former house dates to the 18th and 19th centuries. Humphrey Repton was employed before 1808 to alter the house and survey the park. Joseph Paxton, born in the adjacent village of Milton Bryant is said to have created the southern most of the two lakes in 1821. The house was rebuilt in 1860's and demolished in 1885 when the estate was bought by the Duke of Bedford. The principle building is now the 1860's stable block converted to residential use.</p>
Current Extent (ha)	56.6
Historic Extent (ha)	109.4 (previously a deer park)
Ownership/Site Use	Bedford Estate and Private Ownership/Residential grounds and farmland
Public Access	Public right of way from church past stable block down main avenue and driveway to gatehouse with exceptional long distance views. Much of the parkland within the valley is inaccessible
Registered Park or Garden	Grade II
Cultural Heritage Interest	<p>Milton Lodge on main north entrance drive (Grade II) and brick and stone gateway (Grade II)</p> <p>Battlesden Lodge on south entrance now disused (Grade II) and brick and stone gateway</p> <p>Church of Saint Mary and St Pater – Grade I</p>
Nature Conservation Interest	<p>Tree survey and bat surveys exist</p> <p>Known bat roosts and feeding areas</p> <p>County Wildlife Site associated with Battlesden Lake, Home Wood and Hungerhill Wood</p> <p>The oak and beech are champion trees</p> <p>Ancient woodland at Home Wood</p> <p>Semi improved grassland, improved grassland, amenity grassland</p> <p>BAP Habitat Category - Restore</p>
Current Overall Condition and Management	<p>The park, which surrounds the site of the former location of the house and garden, is now mixed pasture and arable with some remaining single trees.. Key tree species include Fagus sylvatica (Beech) and Quercus robur (Pedunculate oak) and large cedars of Lebanon are located on the east side of the lawn close to the site of the house.</p> <p>The avenue along the former access road comprise mature horse chestnut.</p>

	<p>There has been some replanting of avenue along main driveway but mixed species and varieties of lime at irregular spacings. Current grazing of driveway verges by cattle.</p> <p>Parkland to the southeast of the main driveway on sloping land is now arable within occasional in-field trees – many of the parkland trees have been lost.</p> <p>Ancient woodland on valley sides to the north formed part of parkland landscape, framed views and is still extant.</p> <p>Earthworks reveal the former location of the house and terraced gardens.</p>
Features which contribute to landscape character	<p>Parkland is located on the edge of the greensand plateau with the former house sited on the southern tip of a shoulder of land with panoramic views to the south and to the Chilterns Escarpment. The land slopes steeply to a valley to the south and west within which are two lakes. The parkland extends mainly down the lower slopes to the south east of the main driveway from the A4012.</p> <p>Battlesden Avenue is a significant feature seen from the wider landscape along a distinctive ridge of land terminating in the gatehouse and metal gates at A4012. Mature trees in arable fields still give rise to parkland character. Lack of access and vegetation in the valley to the south and northwest screens views to water features which make little contribution to the wider landscape.</p> <p>Views to the church are often obscured by vegetation.</p> <p>The waterbodies have become silted up and have reduced in size with reed and scrub invasion.</p>
Strategic Opportunities	<p>Offer advice on reinstatement of main avenue in terms of tree planting, veteran tree management, spacing and grassland management – possible flagship project</p> <p>Opportunities for increasing access into valley landscapes and water features and to improve their management.</p> <p>Opportunities for the management of ancient woodland.</p> <p>Opportunities to interpret the parkland and wider Potsgrove landscape (including ridge and furrow) through development of a trail and leaflet or mobile phone app).</p>
Recommendation	<p>Tier 2</p> <p>Talk to Woburn Estate to ascertain interest in reinstating the Avenue as a landscape feature and as a flagship to parkland work in the Greensand Country.</p> <p>Develop interpretation of parkland landscape and wider Potsgrove landscape to the north through development of a trail and leaflet or mobile phone app).</p>

3.5 CHICKSANDS PRIORY

Grid Reference	TL122392 The parkland is located on relatively flat land to the north of the River Flit within a tributary valley with land rising to the north. Located within Valley Settled Farmlands and Valley Meadowlands landscape character type.
Summary of Evolution	Originated as Medieval ecclesiastic community - Chicksands Priory - covered about 400ha and was founded in the 1150's. Developed as an 18 th to 19 th century landscape park. 20 th century use of site for military. It now contains extensive military development limiting access to the public and is surrounded by agricultural land and housing development.
Current Extent (ha)	44.1
Historic Extent (ha)	258.8
Ownership/Site Use	MOD/Crown Estates, Greensand Trust, Central Bedfordshire Council.
Public Access	Access via public rights of way.
Registered Park or Garden	Grade II but former parkland/estate extends beyond the current registered area.
Cultural Heritage Interest	Garden Walls, Obelisk, outbuildings, are Grade II, Orangery (Grade II*), and Priory Grade I. Chicksands Priory and Orangery are a Scheduled Monument. Lodge farmhouses and buildings to the north are also listed (Grade II).
Nature Conservation Interest	Tree, Fungi, Lichen and Bat surveys exist. Bat roosts and feeding areas. Great crested newts and otters. Semi-improved grassland and CWS along Flit River, Chicksands Wood, Speeds Dairy Wood and Upper Alders. Ancient woodland within wider parkland. The oaks are champion trees and significant number of other veteran trees. BAP Habitat Category - Restore.
Current Overall Condition and Management	The park lies adjacent to the priory and gardens to the northwest, east and south. The dominant features are the two narrow lakes, formed from the widening of the River Flit, which bisect the south park from west to east. Much of the park has been developed and the remaining area has lost many of its trees. Significant number of veteran trees including concentrations of Sweet Chestnut, Cedar of Lebanon, Oak and Common Lime. Farm buildings adjacent to the south side of the wood and east side of the north drive. Long drive is a north/south orientated track which bisects Chicksands and Pedley Woods. These woods lie adjacent to each other some 2 km west of the Priory, across open farmland (outside the registered area). Within the woods are two obelisks sited at the north and south ends of Long Drive.
Features which contribute to landscape character	Within the woodland two obelisks are sited at the north and south ends of Long Drive. The first, sited at the north end (0.5 kilometres south-west of Appley Corner, NGR TL104 406, Listed Grade II), dates from the late 18 th or early 19 th century; it was erected by George Osborne and was possibly

	designed by James Wyatt. The second, sited at the south end of Long Drive (NGR TL097 395), is dated 1889. Remnant parkland features evident in the wider landscape include a possible folly or shelter and site of the old hopgrounds at Upper Alders, and occasional ornamental plantings in the woodlands.
Strategic Opportunities	<p>Much of the parkland has changed due to military use. However to the west (outside of the registered parkland) there is farmland owned by the Greensand Trust which has gradually been restored from arable farming back to grazed grassland over the last 10 years (since 2006). Cattle and sheep now graze the area and there is scope for the planting of parkland trees in order to reinstate parkland character.</p> <p>There are also opportunities for the interpretation of the historic landscape and to link to a Flit Valley trail and to the site of Beadlow Priory.</p> <p>Management of veteran trees and ancient woodland</p>
Recommendation	<p>Tier 1</p> <p>Take forward through discussions with the Greensand Trust</p>

3.6 CRAWLEY PARK

Location	SP953360 Located about 2 miles east of Aspley Guise, partly on gentle south facing slopes looking towards Woburn Estate. Sandstone Scarp and Slopes landscape type
Summary of Evolution	18 th and 19 th century parkland
Current Extent (ha)	10.2
Historic Extent (ha)	14.7
Site Use	Private residence and possibly in multiple ownership
Public Access	Public Rights of way Part of Millennium Circular Walk
Registered Park or Garden	Non registered
Cultural Heritage Interest	Mansion House is Grade II* listed building Crawley Park Farm Grade II listed building The Thatched Cottage (?gatehouse) Grade II listed building
Nature Conservation Interest	No surveys available BAP Habitat Category – restore Large Holme oak
Current Overall Condition and Management	The site is a medium sized Landscape Park with a reasonable amount of park trees, including clumps and singles with narrow belts encircling the park. The park is still largely pasture. The grass sward appears to be improved or at best semi-improved grassland. Currently alpaca grazing and associated post and rail fencing subdividing pasture visually fragmenting former parkland extent. Public rights of way follow former access drives through parkland. Notable large Holm Oak.. Millennium Circular Walk promoted through parkland.
Features which contribute to landscape character	Mature trees, avenues, access drives and pasture all emphasis the parkland character. Visible from the wider landscape and from the roadside.
Strategic Opportunities	Management of existing trees including avenue and planting of trees to replace those lost. Management of perimeter planting and views into the parkland from the wider landscape and roadside. Close proximity to parkland at Aspley House and Segenhoe – opportunities to link interpretation of parks and rebrand Millennium Circular Walk. Appropriate management of grassland to increase biodiversity value and possible development of a conservation management plan particularly if there is multiple ownership.
Recommendation	Tier 1 Discuss management of existing trees and perimeter planting and replanting of trees with current landowners. Consider site in relation to parklands at Aspley Guise and Segenhoe.

3.7 FLITWICK MANOR

Grid Reference	TL029339 Located on the northern gentle valley sides of the River Flit. To the south of the town of Flitwick. Located within the Valley Settled Farmlands and Valley Meadowlands landscape character type
Summary of Evolution	The park lies to the southeast of the manor. The parkland was laid out by George Brooks in the late 18th century, and J.T. Brooks in the early 19th century and included the creation of an artificial lake - Flit Water. In 1819 an Arboretum was planted down the western side of the park. The pleasure grounds were praised by Loudon in the 1820s and 1830s, especially the high level of maintenance, the treatment of the wider estate as a ferme ornée and the exemplary arboretum, planted in a 'Natural Arrangement' (Loudon 1838).
Current Extent (ha)	17
Historic Extent (ha)	22.6
Ownership/Site Use	Hotel grounds and Town Council
Public Access	Permissive access and public open space
Registered Park or Garden	Grade II
Cultural Heritage Interest	Church of St Peter and St Paul – Grade I Flitwick Manor – Grade II* The grotto and Old Farmhouse - Grade II
Natural Heritage Interest	Tree, Lichen and Bat surveys Bat roosts and feeding areas BAP Habitat Category – restore Has a champion alder tree reflecting its location on the edge of the Flit valley and a number of champion oaks. Flitwick Manor CWS
Current Overall Condition and Management	Higher Level Stewardship scheme has re-introduced grazing to a limited area, and may be extended to the whole parkland. The non-grazed areas are managed by hay cutting/forage harvesting to enhance biodiversity. The existing layout, boundaries and planting of the park remain largely as it was laid in the late 18th and 19 th centuries. Much of the 19th century planting in the Arboretum survives. The land to the north of the registered area is no longer parkland and is now covered by housing. A range of species, including Cedar, Oak, Juniper, Pine and Redwood. Flit Water has recently been restored.
Features which contribute to landscape character	Veteran trees and range of species. Flit Water – designed lake and arboretum Location of parkland within one of the river valleys is unusual within the context of the Greensand Country.
Strategic Opportunities	Improved access and interpretation of arboretum Planting of new trees within arboretum Opportunity to link with other sites in the Flit Valley via a Flit Valley Walk/Trail and improve access to countryside
Recommendation	Tier 1 Discuss with Town Council to ascertain if there is interest.

3.8 GAMLINGAY PARK

Grid Reference	TL224512 The remains of the Gamlingay Park gardens lie 1km to the west of the village of Gamlingay. Located within the Wooded Sandstone Hills landscape character type
Summary of Evolution	Early 18th century formal garden laid out by Sir George Downing to compliment a house built in 1712. The site was abandoned in 1776 and purchased by Downing College, Cambridge in 1800. It was sold in 1945 and remains as extensive earthworks.
Current Extent (ha)	0 - just earthwork remains
Historic Extent (ha)	18.5
Ownership/Site Use	Single private ownership
Public Access	None
Registered Park or Garden	Grade II
Cultural Heritage Interest	Earthworks and below ground archaeology - intact layout and potential to research original design
Natural Heritage Interest	None known
Current Overall Condition and Management	<p>The gardens were laid to the north of the house and sloped down to a trapezoid lake and included three long terraces linked by ramps. Beyond the lake was the formal layout which remains in earthwork form only which would have offered unobstructed views from the house to the woodland beyond. Close to the house was a maze like arrangement of serpentine paths that crossed the garden.</p> <p>The only surviving part of the 18th century buildings are the 'Full Moon' gates. A plan of the estate survives in Downing College, Cambridge. Dated 1801 the map shows in great detail a labyrinth to the west of the wood enclosed by brick walls with paths 10 feet (3 metres) and the location and details of statuary including a Roman Gladiator, two pyramids, a figure of Diana, Fame on a pedestal, and urn, Mercury, and an obelisk. The statuary was located to provide an eye catching distraction during horse rides in the woods.</p>
Contribution of parkland to landscape character	Little to no contribution to the wider landscape character as the site mainly survives below ground and is not readily perceived.
Strategic Opportunities	Possible opportunities for a community research project.
Recommendation	Tier 2 Possible to link this to other community and historic environment initiatives rather than as a specific parkland initiative.

3.9 GREAT BRICKHILL PARK

Grid Reference	SP897310 Located on the upper slopes of the Greensand Scarp with views out across the Ouzel Valley. The park lies adjacent to the village of Great Brickhill just to the north of the Parish church. This parkland lies within the Sandstone Scarp and Slopes landscape character type.
Summary of Evolution	Dates back to 13th century and was developed in mid 19th century as a park around the manor house and delineated by a boundary wall. The manor house was demolished in 1935. The site comprised parkland, manor house, perimeter planting, fishponds. In the 20th century two new ponds were added.
Current Extent (ha)	28 hectares
Historic Extent (ha)	Not known
Ownership/Site Use	Private
Public Access	Milton Keynes Boundary Walk, which is a long distance route runs around the perimeter wall to the south while Galley lane runs along the north and eastern boundaries of the park. There is no public access into the parkland.
Registered Park or Garden	Non registered
Cultural Heritage Interest	Garden Wall is part listed - Grade II Church of St Mary to southeast is Grade II*
Natural Heritage Interest	Site lies on natural spring lines which feed the water features
Current Overall Condition and Management	Perimeter planting is intact in terms of extent but requires management – rhododendron growth and ivy. Significant number of veteran trees requiring management. Original access routes have been altered. Whole parkland remains as pasture. Gate and railings at main entrance to the park are partially destroyed and the remainder in a poor state of repair.
Features which contribute to landscape character	Stone and brick boundary wall, along with perimeter planting demarcates the extent of parkland and West Lodge marks one of the former formal entrances into the park. Perimeter planting of woodland remains intact but requires management - in particular rhododendrons.
Strategic Opportunities	Restoration of boundary wall is associated with sandstone structures initiative. Management of boundary planting Reinstatement of main gates
Recommendation	Tier 2 Discuss with landowners to ascertain interest and involvement

3.10 HAYNES PARK

Grid Reference	TL082415 This parkland lies west of Haynes Village. Located within gently rolling countryside of the Glacial Plateau Estates landscape character type
Summary of Evolution	14 th century manorial estate and deer park 17 th century formal parkland layout followed by a later 18 th century redesign by Capability Brown Use as a school in 20 th century and now used by religious community
Current Extent (ha)	12.2
Historic Extent (ha)	263.8
Site Use	Religious community
Public Access	Public Rights of Way across arable farmland in former parkland
Registered Park or Garden	Non-registered
Cultural Heritage Interest	House – Grade I Lodge – Grade II Warren Cottage - Grade II 2 archaeological field evaluations
Natural Heritage Interest	No surveys available BAP Habitat Category – expand (currently under active management) Wilstead Wood to the north is a CWS as is Keyse's Spinney to the northwest
Current Overall Condition and Management	22/05/07: Former formal avenues which formed part of the 17th century design are no longer apparent and intensive arable land use in former parkland with significant loss of veteran trees and grassland swards. Gardens and pleasure grounds close to the house appear to survive in reasonable condition, as does the circular pond south-east of the house. The church is prominent in views from the house and may have been used as a 'eye-catcher' in the design. New access road and avenue has altered the design/approach once again forming a new element in the parklands history.
Features which contribute to landscape character	Much of the outer park is now arable but some park trees surviving closer to the house. Significant new access road system and avenue is highly visible from the main road.
Strategic Opportunities	Limited due to current use
Recommendation	Tier 3 Possible inclusion in national Capability Brown celebrations – possibility for virtual

3.11 HAZELLS PARK

Grid Reference	<p>TL189500</p> <p>The park lies 1.5km east of Sandy on the Greensand Country at the edge of the steep northwest facing escarpment from which there are elevated panoramic views across the Bedford Plain.</p> <p>Located within the Wooded Sandstone Hills and Sandstone Scarp and Slopes landscape character types</p>
Summary of Evolution	<p>This site originated as a medieval grange and manor house (first recorded in 1291) within the farming estate belonging to the Chicksands Priory religious house (later Chicksands Park).</p> <p>It is thought that the current mansion house was begun in 1698 with a garden of about an acre. By 1722, the estate covered approx. 175 acres. The gardens of about 12 acres were based on a succession of terraces introduced in the first half of the eighteenth century. A major feature was introduced after 1750 by William Pym 1V – a classical style terrace with long views west from the edge of the greensand ridge. He consulted Nathaniel Richmond at this time, although the advice he gave is not known. The landscaped park was enlarged following advice by Humphry Repton in 1791-2, who proposed that the Everton/Sandy Road should be moved away from the house. Though it was out of keeping with the fashion, he advised retaining and adding to the classical terrace which he admired. He also designed the Stone Lodge at the Cambridge entrance to the park.</p> <p>In his Red Book Humphry Repton wrote that the purpose of the park was to “present the house in a pleasing point of view”. Equally the park and surrounding countryside was designed to “make a delightful Landscape”, when viewed from the house.</p> <p>In the 1840's, Park Farm was built in model style close to The Hazells by Francis Pym 11 (restored in 2001 and renamed Old Park Farm) and by 1873 a serpentine walk had been made in Lord's Wood. A map of 1873 made after Francis Pym III came of age shows that the Lodge (Hazells Lodge) at the end of the main drive had been built by this date.</p> <p>In May 1942 the hall was requisitioned for use by Special Operations Executive, for the accommodation of secret agents before being dropped in France from the new Tempsford Aerodrome. In 1947 the hall was taken over by Her Majesty's Government and for many years served as a mental hospital, until 1968 when the house became empty and was found to be in very poor repair. It was subsequently given to Kit Martin, with the approx 13 acre gardens, for restoration.</p> <p>Everton Park was designed by Rodney Tatchell and built in the late 1960s in the north of the park close to Chestnut Avenue, which marks the boundary with Everton parish. Lord Pym and his wife moved in in 1969. Sir Geoffrey Jellicoe designed the gardens in 1974. He is considered the greatest 20th century landscape gardener.</p> <p>The Hazells and its gardens have now been restored, converted into 12 individual dwellings which were sold by Kit Martin in the 1980's. The present day parkland, which was retained as part of the estate, surrounds the house and 18-19th century formal and woodland gardens.</p>
Current Extent (ha)	65.8
Historic Extent (ha)	122.1
Ownership/Site Use	Private/Residential
Public Access	None but partially visible from Greensand Country Walk which runs at the

	foot of the scarp to the northwest of the park and from the Everton/Sandy road.
Registered Park or Garden	Grade II
Cultural Heritage Interest	Hall is listed Grade II* Georgian (of special interest and in the top ten percent in this category). Hazells Lodge - Grade II Stone Lodge (single story sandstone house designed by Humphrey Repton) Grade II Hazells Farmhouse - Grade II Association with Repton and Sir Geoffrey Jellicoe
Nature Conservation Interest	No surveys available Significant number of veteran Sweet Chestnuts . Entrance driveway to Everton Park marked by a group of veteran lime trees. BAP Habitat Category – restore or achieve condition Lords Wood CWS
Current Overall Condition and Management	The parkland has been continuously grazed and is in Higher Level Stewardship, under a parkland management plan. The parkland surrounds the house to the north, east and south, and is largely pasture with some areas of woodland and otherwise specimen trees. It is bounded on the roadside by woodland. A particular feature is the large old sweet chestnut trees scattered throughout. Small areas of acid grassland with veteran trees visible from main access points. Areas of ancient woodland and replanted ancient woodland form perimeter planting with substantial bluebell understory requiring active management. No public access so difficult to assess condition of woods, pasture and veteran trees. Former carriageway (part of Repton's design) is no longer in use and is grassed over but still discernible.
Contribution of parkland to landscape character	The original design intent in this landscape can be traced through the excellent documentary evidence relating to Repton's red book. Boundary of the estate and especially along Everton Road is marked by perimeter planting, originally planted as part of Repton's design when the road was relocated further from the house. The house is not visible from the wider landscape but the gatehouse and entrances are still clearly evident along the Everton Road. There are limited views into the Estate/parkland.
Strategic Opportunities	There are opportunities to improve access into this parkland and to celebrate the work of Humphrey Repton. Support improvements in the management of grassland and introduction of appropriate grazing, perimeter woodland and veteran trees. Opportunities to link any project with Woodbury and Tetworth Parks to the north and to create heritage parkland trail and improved access/interpretation. Active management of bluebell woods either side of Everton Road which form part of the parkland perimeter planting.
Recommendation	Tier 1 Take forward as potential project to discuss with landowner/grounds management company

3.12 HOUGHTON PARK

Grid Reference	TL039395 Lies to the northeast of and adjacent to Ampthill Park on the crest of the Greensand Scarp with views northwards over the Bedford Plain. It extends across the Sandstone Scarp and Slopes Landscape Character Type from the higher land of the Glacial Plateau Estates.
Summary of Evolution	Former deer park (also known as Dame Ellensbury Park) apparent on 1580 map. The house was built in 1615 in Jacobean style. The ruined house was mostly dismantled in the late 18th century. Parkland has been sold and is now in multiple ownership. Western side of park has been developed as an engineering research establishment.
Current Extent (ha)	17.8
Historic Extent (ha)	37.2
Ownership/Site Use	Historic England/private farmer/Engineering Research Establishment/Amenity and farmland
Public Access	Via access road and public rights of way which pass through the centre of the house and former parkland
Registered Park or Garden	Non registered
Cultural Heritage Interest	Scheduled Monument House - Grade I Former stables - Grade II Lodge - Grade II Walls/Gate Piers - Grade II Associated with Bunyan and 'House most Beautiful'
Nature Conservation Interest	No surveys available Kings Wood and Glebe Meadows to the east of the former parkland are a local nature reserve, SSSI and CWS comprising ancient semi-natural woodland which has always demarcated the eastern extent of the parkland and remains an important natural landscape feature. BAP Category - restore (under active management)
Current Overall Condition and Management	Not considered to be a park or garden in good condition - the remains of the garden are mostly archaeological and the park features are now sparse. Limited parkland remains and poor access and signage to site. Recently replanted avenue along entrance drive. Interpretation and outstanding views across Bedford Plain. There are few park trees surviving on the north-facing slope and the former avenue which extended northwards from house down the Greensand Country and onto the Bedford Plain has been lost but there is good documentary evidence of its location.
Contribution of parkland to landscape character	Local landmark from lowland areas to the north Strong cultural associations and locally well known
Strategic Opportunities	Opportunity to reinstate formal avenue to the north as a strong landscape statement Opportunity to improve access and signage Opportunity to restore arable to pasture particularly to the south of the

	access road to connect parkland character with Ampthill Park
Recommendation	Tier 3 Do not take forward as core site under active management by Historic England and other parts of former parkland in multiple ownership

3.13 ICKWELL PARK

Grid Reference	TL139457 Lies to the west of the hamlet of Ickwell and the village of Northill within the Estate Claylands landscape type. Here the landscape is relatively low lying and has relatively heavy clay soils.
Summary of Evolution	Later 16 th century manor house (Ickwell Bury Manor), Landscape Park designed in the 17 and 18 th centuries and include walled gardens, surrounded by 18 th and 19 th century pleasure grounds with lake and landscape park, associated with a late 19 th century house. In the early 20 th century it was a preparatory school but in 1937 it burnt down. A new house was built in the 1940's. Site was leased to Yoga for Heath Foundation and a school. Parts of parkland have now been sold off and the parkland is in multiple ownership including Bedford school and private ownership.
Current Extent (ha)	26.3
Historic Extent (ha)	237.8
Ownership/Site Use	Bedford School conservation reserve/private ownership
Public Access	Greensand Ridge Walk passes through the northern part of the Park but otherwise limited access.
Registered Park or Garden	Grade II
Cultural Heritage Interest	Scheduled monument - medieval fishery and warren Cluster of listed building in formal gardens associated with house including Dovecote - Grade II*, Bee house, Garden monument, Barns, outbuildings, stable block and entrance archway all of which are Grade II.
Nature Conservation Interest	Tree and Bat Surveys available Ancient semi natural woodland and replanted ancient woodland in Home Wood- also a CWS BAP Habitat Category – achieve condition Champion trees include Oak and Beech
Current Overall Condition and Management	The gardens and pleasure grounds lie to the north and west of the house. Beyond this lie the pleasure grounds which include an irregularly shaped lake, ornamental woodland, and is divided into the inner parkland and outer parkland. The inner parkland is mostly pasture while the outer parkland is predominately arable and has lost most of its park trees. Avenue which extends in a northwesterly direction is in need of management – dead wood in crowns and gaps within the avenue.
Contribution of parkland to landscape character	Pasture and parkland trees are visible from the public lanes which encircle the parkland and give rise to a strong parkland character along with boundary walls and perimeter planting. The avenue is a strong design feature.
Strategic Opportunities	Strong association of parkland with local village of Ickwell and strong local community traditions associated with the village green and maypole – potential to increase tourism links. Arable reversion to parkland and reinstatement of parkland trees. Opportunities to manage avenue planting and replant where necessary
Recommendation	Tier 2 Discuss with relevant landowners to ascertain interest in becoming involved.

3.14 LINDEN HOUSE

Grid Reference	SP981328 Located at Church End, Eversholt Located within the Lowland Sandy Farmlands landscape character type
Summary of Evolution	Small garden of probable 18th century origins including linear ponds and focused on Linden House, the latter demolished in the late 19th century by the Duke of Bedford after he purchased the property. The lodge which sat at the entrance to the park is extant and is known as Linden Lodge.
Current Extent (ha)	7
Historic Extent (ha)	7.8
Ownership/Site Use	Duke of Bedford/Woburn Estate?
Public Access	Public right of way and glimpsed views from adjacent rural lane.
Registered Park or Garden	Non-registered
Cultural Heritage Interest	Possible ice house Linden House - Grade II
Nature Conservation Interest	No surveys available BAP Habitat Category - restore
Current Overall Condition and Management	House has been lost. Not clear if Linden Lodge is associated with house or with Woburn Abbey. Significant reduction in parkland landscape with loss of parkland to arable land use associated loss of veteran trees. Some veteran trees in an arable field remain. Boundaries of the parkland remain intact. Current extent of water features reflect later changes post 18th century original design. Includes features such as possible ice house
Contribution of parkland to landscape character	Linden House once stood on what is now the Recreation/Cricket Pitch. Its associated parkland landscape lay to the west and is evident beyond the village. Due to the close proximity of Woburn Abbey parkland the remnant parkland associated with Linden House appears to run into that of Woburn Abbey with no clear demarcation. The park contains tree belts, clumps and veteran trees, and park railings all of which contribute to local character as does character and style of Linden lodge
Strategic Opportunities	Reinstatement of pasture and new in-field tree planting Limited information on the site – opportunities to develop a community research project in association with local history group
Recommendations	Tier 2 Establish ownership and interest of local history group

3.15 MOGGERHANGER PARK

Grid Reference	TL135487 Located to the south-west of the village of Moggerhanger. It is located on the Sandstone Scarp and Slopes and Glacial Plateau Estates with the land dropping gently away to the southeast towards the Ivel valley.
Summary of Evolution	A small country villa designed by Sir John Soane (1753-1837) in the 1780's and set within parkland which was re-designed by Humphrey Repton in the late 18 th century. Parkland extent appears to have been extended in the 1900's to include land to the east around St John's. In the 20 th century the house was used as a specialist hospital.
Current Extent (ha)	11
Historic Extent (ha)	77.1
Site Use	Commercial
Public Access	Permissive access
Registered Park or Garden	Grade II
Cultural Heritage Interest	Park House is Grade I Former Principle Stable Block - Grade II* Former Stables etc - Grade II Kitchen Garden Walls - Grade II Icehouse - Grade II
Nature Conservation Interest	Tree survey and survey of landscape. BAP Habitat Category - Achieve condition (under active management) Bottom Wood and parkland grassland - CWS
Current Overall Condition and Management	The site is under an agri-environment scheme. A Biodiversity Action Plan for the site was completed in December 2009. Management of grassland has included cutting, with cuttings are left in situ, and grazing by Shetland sheep. Other areas are left to grow long throughout the summer. The grassland around the perimeter of the parkland is dominated by common nettle and bramble. The greatest floral diversity was observed along the grass verge west of the drive that runs from the park entrance to the bungalow. This area contains a range of good quality herbs and finer grasses. The parkland contains a range of mature trees including lime, pedunculate oak, turkey oak (<i>Quercus cerris</i>), ash, horse chestnut, walnut (<i>Juglans regia</i>), beech (<i>Fagus sylvatica</i>), copper beech (<i>Fagus sylvatica purpurea</i>) and sycamore. The present condition of the landscape is poor, particularly that of the park, but the late 18 th century layout is still basically intact.
Contribution of parkland to landscape character	Humphry Repton advised on improvements for the grounds, Repton's proposals being recorded in the Red Book produced following his visit to the site in May 1792. This document shows that the basic outline of the park had already been established, and indeed the house is shown set within parkland on Jefferys' County Map of 1765. In his recommendations, Repton discusses the desirability of a new, more imposing focus for the park, 'a house of superior style' (Red Book), referring to the existing building, neither a farmhouse, country seat, nor villa, as a 'sporting-seat'. The main views of the house are orientated east and embrace land beyond

	<p>the immediate park boundary including two clumps of trees on the skyline. A reservoir has been built with artificial banks to the east of the house and within former parkland. It has an averse visual and landscape impact on the setting of the house and parkland.</p> <p>Current HLF funding for restoration work. Possibility a conservation management plan for the parkland has been prepared as part of this HLF work.</p>
Strategic Opportunities	<p>Management of veteran trees and grassland habitat</p> <p>Opportunities to interpret and explain the wider setting of the parkland which includes remnant parkland to the east (Sue Ryder Hospice grounds?), in association with Repton Red Book sketches.</p> <p>Opportunities to take forward initiatives previously identified but not yet implemented/funded by current HLF funding.</p>
Recommendation	<p>Tier 2</p> <p>Take forward as potential project for discussion with landowner of main site and land owners associated with land in its setting</p>

3.16 OLD WARDEN PARK

Grid Reference	TL146440 Located east of Old Warden village and between the parks of Ickwell and Southill. Located within Estate Claylands landscape character type
Summary of Evolution	Parkland dates from the 17th century. Landscape Park created in the 19 th century. Picturesque Swiss Garden dating to 1830 and estate village (Old Warden) comprising village ornee design.
Current Extent (ha)	33.6
Historic Extent (ha)	226.3
Ownership/Site Use	The whole park and village is owned by the Shuttleworth Trust who leases to Bedford College who run Shuttleworth Agricultural College. Mansion house is also used for conferencing and weddings. Also an airfield exists on part of the parkland.
Public Access	Right of Way and Road and paid access to the Swiss Garden
Registered Park or Garden	Grade II*
Cultural Heritage Interested	Mansion house is Grade II* A further seven buildings or structures - Grade II and six Grade II* Six Grade II structures in the Swiss Garden Conservation Area (in part)
Natural Heritage Interest	Tree, Fungi and Bat surveys available BAP Habitat Category – restore Tree survey, landscape survey exist. Swiss Garden and Warden Warren are CWSs
Current Overall Condition and Management	Much of the parkland around Shuttleworth College is grazed by sheep. The sward is improved grassland. The park is bounded to the south by Warden Warren and Hassocks Woodland, and retains many mature trees, particularly to the south. Two lakes dominate the park. Concentrations of Common Lime and Pendunculate Oak. Current Conservation Management Plans for the Parkland and Swiss Garden
Contribution of parkland to landscape character	A Swiss Garden was created in 1830 by Lord Robert Henley Ongley and added to in the 1870's by Joseph Shuttleworth. It may have been inspired by J B Papworth's Hints on Ornamental Gardening (1823), and P F Robinson's Village Architecture (1830).
Strategic Opportunities	Opportunities are limited due to existing comprehensive management and preparation of conservation management plan for the park.
Recommendation	Tier 3 Do not take forward on basis of current good management and little opportunities for enhancement or public benefit

3.17 SANDY LODGE

Grid Reference	TL189478 Located to the southeast of sandy Located within the Sandstone Scarp and Slope landscape character type
Summary of Evolution	19th century landscape park. Sandy Lodge has a formal mid-20th-century garden in the Italian style, covering an area of 2 hectares. This is set within woodland of 40 hectares.
Current Extent (ha)	24.6
Historic Extent (ha)	26.3
Ownership/Site Use	RSPB/Nature reserve
Public Access	On marked trails only
Registered Park or Garden	Non-registered
Cultural Heritage Interest	Sandy Lodge promontory fort - Scheduled Monument Various listed buildings associated with the house and immediate gardens
Nature Conservation Interest	Small heath present. Sandy Warren is a SSSI and CWS which falls partly within the designed landscape. Tree species include Sycamore, Sweet Chestnut, Scots Pine and Downy Birch BAP Habitat Category – achieve condition The Lodge Quarry - Local Geological Site
Current Overall Condition and Management	Under management as part of the wider RSPB headquarters.
Contribution of parkland to landscape character	The wooded character of the surrounding landscape means that this landscape is not visible from the wider landscape. Nevertheless it is accessible as a result of its inclusion with the RSPB reserve
Strategic Opportunities	Limited opportunities due to current good management and also limited contribution of the designed landscape to the wider landscape character due to the dense woodland cover which surrounds the site.
Recommendation	Tier 3 Do not take forward on basis of current good management and little opportunities for additional enhancement or public benefit or contribution to wider landscape character

3.18 SEGENHOE MANOR

Grid Reference	TL139424 This park lies to the northeast of Woburn village adjacent to the small village of Ridgmont and is an unregistered park and garden. It lies within the Glacial Plateau Estates landscape character type on land that slopes gently in a northwesterly direction. This parkland forms a group of parklands to the north of Woburn Estate including Crawley Park and Aspley Guise to the west.
Summary of Evolution	<p>This Parkland is located on the site of a former medieval manor which belonged to Dunstable Priory. Natural springs in the area may have influenced the location of the manor. The remains of the former moated site thought to date to the 12 or 13th century can be found in Maltings Spinney.</p> <p>The Manor was associated with a church (All Saints) which before 1350 lay at the heart of Segenhoe Village. The village was gradually abandoned and the church declined as Ridgmont Village on the main road grew in importance from the 14th century. In 1854-5 the new church in Ridgmont was built and All Saints was used as a mortuary chapel for the adjacent graveyard until the mid 20th century. By 1972 it was a ruin.</p> <p>In the early 18th century the present day Queen Anne Manor House was constructed. In the early 19th century Segenhoe Manor is known to have consisted of parkland to the north enclosed by woodland belts, woodland walks throughout, ornamental buildings including a temple, formal garden elements including a canal and other water features, wilderness type bosage. By 1830's water features appear to have been naturalised. Between the house and All Saints Church was a model farm (Manor Farm) in the mid 19th century.</p> <p>The extent of the parkland on the c1831 map of the estate appears to extend southwards as far as Cobblers Lane (c38 hectares). Many of the small woodland copses and field enclosures in this area have now been lost with the exception of the woodland around the former moated site known as Malting Spinney. Amongst the parkland can be found traces of earthworks of the former medieval village.</p> <p>The main access to the house has always been from the road to the northwest along a sweeping driveway. Other access points to the estate farm buildings would have been Eversholt Road (now a farm track) and from the village of Ridgmont (now a right of way).</p>
Current Extent (ha)	19
Historic Extent (ha)	38
Site Use	Private ownership
Public Access	Public rights of way including John Bunyan Trail and Greensand Ridge walk both of which pass through this parkland landscape. Part of Millennium Circular Walk
Registered Park or Garden	Non-registered
Cultural Heritage	Existing County House is early 18th Century and is Grade II*.

Interest	All Saints Church is Scheduled Monument and Grade II* listed building. The moated site to the northeast of the house is a scheduled monument. The site in Maltings Spinney includes a fine example of a small moated enclosure associated with an outer court and surviving cultivation traces. Its importance is enhanced by being part of a well articulated Medieval complex which also includes the nearby Segenhoe Manor, deserted settlement and Church.
Natural Heritage Interest	No surveys available
Current Overall Condition and Management	<p>HER described it as a 'degraded park'. Much of the former pasture, perimeter planting and veteran trees have been removed post 1960 and converted to arable. The site was removed from the Bedfordshire site register in the 2011 parklands survey¹⁰ due to loss of parkland to arable and re-landscaping. The current extent of parkland is c 19 hectares (approximately 50% less than its original extent).</p> <p>Its current owners have undertaken significant restoration work including the reinstatement of a lime avenue along the main approach route.</p>
Contribution of parkland to landscape character	<p>This parkland has considerable time depth and is an excellent example of the reuse of sites over time and the incorporation of earlier features into designed parkland.</p> <p>Earthworks associated with the former medieval village and ridge and furrow can be seen within the parkland.</p> <p>Good archive collection of maps and drawings (from 1820's and 30's) showing former character and extent of parkland. These images show open expanse of parkland mixture of deciduous and evergreen trees and park railing around the house.</p> <p>Segenhoe Farmhouse located on the road between All Saint's Church and Manor house, was built in 1990.</p> <p>The northern part of the parkland has been severed by the construction of the M1 and the area is affected by noise impacts of traffic. It is also affected by housing development in Ridgmont (along Church Street and Mount Pleasant) which lie adjacent to former parkland areas and has a slight visual impact. There is also some visual impact of modern storage sheds within Marston Vale to the north.</p>
Strategic Opportunities	<p>This parkland has considerable potential for restoration which could potentially bring improved access, interpretation and understanding of the evolution of the landscape as well as improved settings to listed buildings and scheduled monuments.</p> <ul style="list-style-type: none"> • Protect the wooded skyline to the north of the parkland ensuring views from the house and park remain rural in character. • Re create woodland belts around the parkland and strategically locate to soften urban edge of Ridgmont • Revert arable land use to pasture to the north west of the house and

¹⁰ Survey of Parkland Sites in Bedfordshire and Luton, March 2011, BedsLife.

	<p>All Saints Church.</p> <ul style="list-style-type: none"> • Provide interpretation of moated site, manor, medieval village and church as well as parkland as a complex site of historic interest. • Re plant parkland trees in reinstated pasture - locations and species to be decided based on historic maps and sketches. • Reinstate lost hedgerow and trees along Greensand Ridge Walk • Rebrand Millenium Circular Walk which connects this parkland with others in the area.
Recommendation	<p>Tier 1</p> <p>Talk to landowner to ascertain interest in taking any of the above opportunities forward</p>

3.19 SOUTHILL PARK

Grid Reference	TL139424 Located to west of Southhill village and south of Old Warden Park. Located within Estate Claylands and Glacial Plateau Estates landscape character type
Summary of Evolution	<p>18th century designed parkland laid out by Lancelot Brown and his foreman George Bowstreed c 1777 (Stroud 1975), surrounds the house and gardens to the north, west and south. It is composed of open parkland, largely pasture, edged by woodland and belts, and is divided by the house and west drive into north and south halves. The north half contains as its nucleus the c 25-30ha site of the formal pleasure grounds and park seen to the north of the house in Badeslade's print, of which the key element remaining is the Round Basin.</p> <p>The 1777 estate map (A Plan of Wrotham Farm) shows much of the landscaping completed, including a curving entrance drive on the south front, clumps and single trees in parkland to the north and south, 'pleasure gardens' marked to the west around Icehouse Hill and to the north-east, connected by a great formal terrace parallel with the north front, but no south garden or great lake in the north-east corner. This appears to be an intermediate stage during Brown's landscaping. The 1817 map of Southhill Park shows the landscaping completed, including the lake and clearings in the woodland along its north bank, punctuated by clumps of trees directing the views south, particularly from the Temple. The main entrance to the house is shown on the north side, following Holland's remodelling which also entailed the creation of the ha-ha-enclosed south garden (Jacques 1983, showing a plan for the gardens by Holland of 1800, including an enclosed area south of the house).</p>
Current Extent (ha)	56.9
Historic Extent (ha)	330.2
Site Use	Private residence, cricket club
Public Access	None
Registered Park or Garden	Grade II
Cultural Heritage Interest	Ice house Significant number of listed buildings including Mansion House and Terrace both of which are Grade I, The Temple - Grade II* and Smeaton's Bridge - Grade II associated with the lake and many Grade II buildings and structures within the gardens surrounding the house.
Natural Heritage Interest	Tree, fungi and bats survey Old Southhill Lakes and Woods - SSSI and CWS Tree species include Silver Birch, Cedar of Lebanon, and a number of evergreens including Douglas Fir, Giant Redwood, Monterey Pine, Western Yellow Pine and Austrian Pine. Grassland - improved and some loss to arable. BAP Habitat Category - restore
Current Overall Condition and Management	The site could not be accessed but is known to be grazed by heritage breed cattle. Gardens associated with National Gardens Scheme and open to the public each year

	Possible Conservation Management Plan in place.
Contribution of parkland to landscape character	<p>The main body of the gardens lies south of the house, partly enclosed by a ha-ha. This area is largely laid to lawn with lawn paths and mature ornamental trees, and various informal features including sunk paths, a sunk garden and small pond with cascade leading to it, and a tennis court. This area is not visible from public vantage points.</p> <p>The dominant feature of the north park is the 15ha lake which lies at its north-east corner. This has an island towards the south end, and at the north end Smeaton's Bridge (Henry Holland c 1800, listed grade II), a single-arch bridge of red brick with a decorative stone-faced south elevation. At the head of a broad lawn running down to the north shore of the lake, flanked by woodland, stands the Fishing Temple (Henry Holland c 1800, listed grade II*),</p> <p>Features in the north park are linked by the drive which continues north from the service drive beyond the church and kitchen garden, encircling the north and east shores of the lake through belts of trees, and running through Foxhole Covert before dividing to run south of the Fishing Temple along the lake shore, and north through the porte-cochère of the Temple, arriving at the north drive close to Gothic Lodge.</p> <p>The south park is largely enclosed by woodland, with views south into the broad avenue (replanted late C20) south of the Southill to Ireland lane.</p> <p>Due to perimeter planting much of the park is not visible from the wider landscape. However the avenue to the south is a notable feature and this along with boundary planting, glimpses of the house and the lodges at the main entrances reinforce the parkland character of this area in general which is already significant as a result of the presence of Old Warden and Ickworth Parks to the north.</p>
Strategic Opportunities	<p>Close proximity and links to local nurseries. Opportunities to grow on saplings from trees and suitable stock of parkland tree replanting.</p> <p>Opportunities to link to national celebrations in relation to Capability Brown</p>
Recommendation	<p>Tier 2</p> <p>Talk to landowner to ascertain interest in becoming involved.</p>

3.20 STOCKGROVE PARK

Grid Reference	SP916300 This parkland lies to the northwest of Heath and Reach. Located within Sandstone Scarp and Slopes landscape character area.
Summary of Evolution	18th century designed landscape. The house was first built at the end of this century and a small park encircled it. This was significantly enlarged during the 19th century and an ornamental lake created. The house was rebuilt in the 1930's and the grounds and parks extensively re-landscaped and enlarged. The wider estate include significant areas of ancient woodland which have traces of centuries of careful management. 1939 to 1945: The estate was used by the armed forces for training in World War 2. Some evidence of this activity remains in the form of trenches and foxholes.
Current Extent (ha)	52 (excluding wider woodlands which form part of Rushmere Park)
Historic Extent (ha)	52
Ownership/Site Use	Greensand Trust and Bucks County Council. Greensand Trust manage former parkland as part of wider Rushmere Country Park
Public Access	Country Park with good access including public rights of way
Registered Park or Garden	Non-registered (under review by English Heritage)
Cultural Heritage Interest	1939 to 1945: The estate was used by the armed forces for training in World War 2. Some evidence of this activity remains in the form of trenches and foxholes. Rich archaeological record. Entrance lodges - Grade II
Natural Heritage Interest	Significant conservation work to restore parkland grassland habitats including the opening up of grassland areas and introducing appropriate grazing regimes. It is hoped that unimproved species-rich acid, neutral and marshy grassland and remnant areas of lowland heathland will be restored. BAP Habitat Category – achieve condition Wet woodland and aquatic habitats associated with lakes in the west. County Wildlife site - for its acid grassland A small concentration of Hornbeam which are veteran trees. Possibility of NNR to cover park of parkland area.
Current Overall Condition and Management	The mansion house and surrounding lawns and gardens is in private ownership and separated from the wider parkland. A master plan was prepared for Stockgrove and published in 2012, Oak Wood (GSCLP funding) and Rushmere Park, and includes an application for Higher Level Stewardship to manage the parkland area of the site. Some restoration work (e.g., bracken control, gorse coppicing and tree removal) will be needed. Three lakes and former boathouse – the latter has been lost and only foundations remain. Management focus has been on nature conservation enhancement to date. The cultural heritage interest of the site has not been developed and many of the heritage features are not easily legible and are screened by conifer planting. Main driveway avenue currently being replanted. Existing footpath network makes understanding the historic designed

	landscape difficult and requires rationalisation.
Contribution of parkland to landscape character	This parkland has a number of important internal views but few views to the wider landscape in part due to topography but also significant vegetation. Similarly the site is not widely visible from the surrounding landscape but perimeter planting is evident from road adjacent to park boundary – here there are poplars and a fence which could be improved
Strategic Opportunities	Reinstate former boathouse Development of an interpretation strategy which reveals the historic designed landscape and includes improved interpretation, footpath network and enhancement of historic features so they are more easily discernible and clearance of conifer woodland to reinstate designed views.
Recommendation	Tier 2 Talk to Greensand Trust to develop projects for conservation and enhancement of the designed landscape which will be of public benefit. Development of an interpretation strategy is likely to be beyond the budget of this Landscape Partnership parks initiative.

3.21 SUTTON PARK

Grid Reference	TL217480 Located to the north of the village of Sutton and south of Potton adjacent to Potton Brook. Located within the Wooded Sandstone Hills landscape character type
Summary of Evolution	Early 14th century manor owned by John Burgoyne and later 18 th century designed parkland. A large earthen mound within the golf course and parkland landscape is said to be the site of his manor house (known as John O'Gaunt's Hill). In 1741, the Sutton Enclosure Act was passed. Such local Enclosure Acts allowed the major landowners in the area to re-organise their widely separated landholdings. This produced a larger estate for the Burgoynes. Sutton Park House was destroyed by a fire in 1825. It was subsequently re-designed in 1876. The current mansion house is relatively modern and is used as the Club House.
Current Extent (ha)	52.4
Historic Extent (ha)	60.2
Ownership/Site Use	John O'Gaunt Golf club/Golf course
Public Access	Club members and public right of way promoted as part of 'Let's Go' Circular route between Potton and Sutton.
Registered Park or Garden	Non-registered
Cultural Heritage Interest	John O' Gaunts Hill is a scheduled monument
Natural Heritage Interest	No surveys available BAP Habitat Category – restore Two Oak trees – veteran trees Sutton Fen and Woods to the west are a CWS
Current Overall Condition and Management	This site is now John O'Gaunt Golf Club. The green keeper does much management for wildlife, although the precise condition of the veteran trees and remaining grassland sward is unknown. Some early tree groups remain including the avenue in the south west corner, but much has been altered by the landscaping for the current golf course.
Contribution of parkland to landscape character	Some early tree groups remain including the avenue in the south west corner which marked the original carriage drive to the house but is now not used - these mature trees along with the earthworks associated with the site of the original house reflect the earlier designed landscape. However, many of the former parkland features have been lost or are not easily discernible due to new planting and development as a golf course.
Strategic Opportunities	Replanting of Avenue or management of avenue. Opportunities to increase interpretation as part of circular walk and undertake management to conserve features and reinstate features where possible.
Recommendations	Tier 3 Due to current land use and extent to which the designed landscape has been altered there is little scope for a parkland project associated with the Landscape Partnership

3.22 TETWORTH PARK

Grid Reference	TL305557 Located to the west of Gamlingay in the Sandstone Scarp and Slopes landscape character type
Summary of Evolution	18th century house and landscape grounds. The house was built in 1710 for the MP John Pedley, and is a two-storey red brick mansion in the Queen Anne style. Former area of park located close to Tetworth Hall and to the east of Old Woodbury. In the Second World War it was requisitioned by the Government though its use in this period is not fully known. Today the gardens extend northwest down the steep slopes of the scarp and include pools, ferns and pathways amongst rhododendrons.
Current Extent (ha)	100 acre park Estate of 1500 acres of farmed land in hand and 305 acres of woodland Estate includes home farm, 2 other farms and 13 cottages
Historic Extent (ha)	
Ownership/Site Use	Residential. Owned and managed by Tetworth Estate
Public Access	Right of Ways including Greensand Ridge Walk which runs though the centre of the parkland landscape. Garden is open to the public on some weekends during the summer.
Registered Park or Garden	Non-registered
Cultural Heritage Interest	Tetworth Hall (built in 1710) is a Grade II* Queen Anne hall.
Natural Heritage Interest	Few veteran trees Country Wildlife Site across much of area - Woodbury Sinks BAP Habitat Category
Current Overall Condition and Management	Significant area of new parkland has been created to the south and east of the Hall with new parkland tree planting. Grassland is species poor managed by a combination of mowing and horse grazing. Woodland to the east forms the visual edge to the parkland landscape and may have been planted as part of the original design. Public access well managed across the area but no interpretation. Metal park railings still exist along the main access drive from Drove Road. The house is visually dominant sited on the upper slopes of the Greensand Country escarpment with views northwest across open rural landscape. The house is associated with the home farm and continues to be managed as a single unit. Today the woodland walk has been developed with fine collections of rhododendrons, azaleas and other acid soil loving plants. Groups of oak and sweet chestnuts form a shade canopy over large pools and a bog garden. Spectacular clumps of Himalayan lilies over 10 feet high follow the rhododendrons.
Contribution of parkland to landscape	The former parkland and associated Tetworth House make a strong contribution to landscape character within their immediate setting. Recently replanted areas of parkland as less visually significant but are likely to

character	<p>increase their influence on character as they mature.</p> <p>The house is visible on the upper slopes of the ridge when viewed from the wider landscape to the northwest.</p>
Strategic Opportunities	<p>There are opportunities to improve the interpretation of the landscape and evolution of parkland as well as parkland recreation and management.</p> <p>There may also be opportunities to link this parkland to areas of acid grassland/heath land restoration.</p> <p>Repair and replacement of metal parkland railing.</p> <p>Re planting of veteran trees.</p>
Recommendation	<p>Tier 2</p> <p>Take forward as potential project to discuss with landowners</p>

3.23 TINGRITH PARK

Grid Reference	TL005327 Located to the north of Tingrith hamlet within the Lowland Sandy Farmlands landscape character type between two small valleys.
Summary of Evolution	Originated as a Medieval manor and developed later in 19 th as Tingrith House and associated parkland. The house has now been demolished, although the outbuildings remain.
Current Extent (ha)	35.5
Historic Extent (ha)	73
Ownership/Site Use	Privately owned/Fishing Club
Public Access	Footpath through parkland from church to Hill's Plantation.
Registered Park or Garden	Non-registered
Cultural Heritage Interest	St Nicolas Church - Grade I Monument - Grade II East Lodge - Grade II Adjacent to Tingrith Conservation Area
Natural Heritage Interest	No surveys available BAP Habitat Category - restore County Wildlife Site associated with ponds and Hill's Plantation Significant veteran trees including cedars
Current Overall Condition and Management	This extensive site more or less still occupies its 19th century extent. Trees are widely spaced and many are veteran, in particular along field boundaries. Fields that have been converted to arable production still retain their old parkland trees. The site is grazed by sheep; the sward consists of fine grasses but appears to be improved grassland. No recent tree planting.
Contribution of parkland to landscape character	The ornamental lakes are currently used by the angling club – the edges of the lakes have become obscured by vegetation including poplar plantations. The house and its immediate grounds have been significantly altered by new housing development but the lodges and extent of parkland trees contribute strongly to local landscape character and that of the village. The experience of the parkland is affected by the noise and visual impact of the M1.
Strategic Opportunities	Parkland trees require management Planting of new trees Restoration of key views to lakes though clearance of some vegetation Add new boundary planting to mitigate the effects of the noise and visual impact of the M1 Advice on appropriate grazing Improve access to parkland as part of Flit Valley assets for local communities
Recommendation	Tier 2 Take forward as potential project to discuss with landowners

3.24 WESTONING MANOR PARK

Grid Reference	TL027327 Located on the southern valley sides of the Flit Valley associated with the village of Westoning. Located within Valley Settled Farmlands landscape character type
Summary of Evolution	Originated as a Medieval manor and developed later in 19 th as Westoning Manor House and associated parkland. IN 1966 the Manor was used as a school. Since 2000, Westoning Manor house was redeveloped into expensive and exclusive flats — most of its grounds were at the same time developed into very large four and five bedroom detached houses.
Current Extent (ha)	42
Historic Extent (ha)	57
Ownership/Site Use	Private ownership
Public Access	Public Rights of Way pass through the parkland including the John Bunyan Trail.
Registered Park or Garden	Grade II
Cultural Heritage Interest	Moated site earthworks - scheduled monument Westoning Manor - Grade II
Natural Heritage Interest	Tree and bat survey are available No pre 19 th century veteran trees. Semi improved grassland and improved grassland. Tributary to Flit flows through parkland and is a CWS on western edge of park.
Current Overall Condition and Management	Much of the house and immediate grounds has been altered by relatively recent redevelopment. The wider parkland to the southwest is still relatively intact while that to the south has lost many of its in-field trees and is used for horse grazing. The moated earthworks associated with the original site of the manor are still clearly visible.
Contribution of parkland to landscape character	The pasture fields with in-field trees make the greatest contribution to local landscape character. More recent development associated with the house and adjacent grounds means this area has lost many of its original features as has the parkland to the south.
Strategic Opportunities	There are opportunities to improve access and interpretation and management of pasture and trees. Opportunities to link with parklands in the vicinity and in particular with Flitwick Manor and with other features of interest within the Flit Valley.
Recommendation	Tier 2 Take forward as potential project to discuss with landowners

3.25 WOODBURY AND EVERTON PARK

Grid Reference	TL211520 Located on Greensand Country and steep northwest facing escarpment Located within the Wooded Sandstone Hills and Sandstone Scarp and Slopes landscape character types
Summary of Evolution	Parkland in this area was first created to the north of Everton and its parish church and is known to have existed in 1672. There is later reference to the park being extended in 1818 with the creation of Woodbury Hall created. At some point between the 1913 and 1937 the earliest and most southern part of parkland was lost. Previous access driveways extended from Drove Road though White Wood and also via Keepers Lodge however today access to the house is along a driveway from Everton and the Church.
Current Extent (ha)	73.7
Historic Extent (ha)	88.2
Ownership/Site Use	Residential
Public Access	Right of Ways including Greensand Ridge Walk which runs though the centre of the parkland landscape
Registered Park or Garden	Non-registered
Cultural heritage Interest	Garden Cottage - Grade II White Wood Cottage - Grade II
Natural Heritage Interest	Bat survey available BAP Habitat Category – restore Small concentration of Ash. Other species include Hawthorn, Pendunculate Oak, Sweet Chestnut and Lime. 3 veteran trees known but likely to be more. White Wood CWS, Woodbury Moats and Spinneys CWS and Foxhole Wood CWS all of which lie within in or adjacent to the parkland.
Current Overall Condition and Management	The central section of the parkland around the house is intact. The former access route from Drove Road is intact but not in use, its sweet chestnut avenue is still evident. The grassland within the parkland is grazed by cattle and appears species rich. There are a number of veteran trees within this parkland but many of the older trees are in decline or have been lost. Key species include oak, pine and sweet chestnut. A new avenue of lime trees set within a wide grass verge which has been planted along the access from Everton. There are some tree losses which need replacement. Former parkland areas to the north and south of the core parkland have been converted to arable (currently used for carrots and wheat). Within these fields, especially to the north, there are remnant veteran trees. White Wood forms an important part of the parkland landscape defining its extent to the east and on historic maps shows the woodland containing a number of rides. This woodland is in need of management. There a numerous mature trees and a thick understory of bracken and rhododendron as well as significant sycamore invasion. There are remnants of heathland habitat within the verges.

Contribution of parkland to landscape character	The house set within pasture grounds with veteran trees and the association of the former drive, sweet chestnut avenue, lodges and home farm as well as mature woodland of White Wood all contribute to the local landscape character of Greensand Country. In addition a small section of metal parkland fencing at the junction of Everton Road and Potton Road contributes to the parkland character and wider landscape character. The house is not visible from the wider countryside but the lodges and perimeter woodland are more evident.
Strategic Opportunities	<p>Woodbury Park along with Tetworth Hall forms a considerable area of parkland character, albeit variable in its intactness and condition. There are strategic opportunities to improve interpretation of the parkland character and evolution of the landscape along the existing rights of way network which pass through this landscape.</p> <p>In terms of management there is a need to undertake a veteran tree audit and develop a management plan for trees within parkland, White Wood and the driveway avenue.</p> <p>There are also areas of former parkland to the north and south which have the potential to be reinstated to pasture, extending and reinforcing the parkland character in these areas where it has started to become fragmented.</p> <p>There are also opportunities to combine the restoration of parkland with the recreation of acid grassland/heathland in this area as part of a wider landscape initiative.</p> <p>Opportunities to restore and replace park railings and kissing gates where required.</p>
Recommendation	<p>Tier 1</p> <p>Take forward as potential project to discuss with landowners</p>

4. PARKLAND INITIATIVES

4.1 CONTRIBUTING TO GREENSAND COUNTRY INITIATIVES

4.1.1 Of the 24 parklands assessed as part of this audit seven were classified as first tier and therefore very suitable for taking forward and seeking discussions with relevant landowners and managers. A further twelve were identified as second tier i.e. they had some scope but the effects of initiatives were either likely to be less or harder to achieve and finally five were identified as third tier i.e. not suitable to take forward due to limited opportunities.

4.1.2 Those noted as first tier include:

- Ampthill Park
- Crawley Park
- Flitwick Manor
- Hazells Park
- Segenhoe Manor
- Woodbury and Everton Park

4.1.3 Those noted as second tier include:

- Aspley House
- Battlesden Park
- Gamlingay Park
- Great Brickhill Park
- Ickwell Park
- Linden House
- Moggerhanger Park
- Southill Park
- Stockgrove Park
- Tetworth Park
- Tingrith Park
- Westoning Manor Park

4.1.4 Although individual parks are identified as suitable for landscape initiatives it should be stressed that no consultation with landowners has taken place as part of this study and the next step will be to contact relevant individuals/organisations to ascertain their interest in becoming involved. The result of this is likely to result in a refinement of the parkland list above and a

refinement of initiatives and project ideas. Importantly each parkland site should not be seen in isolation but opportunities to link parkland initiatives with other projects developed under the umbrella of the Landscape Partnership is likely to enable each initiative to have greater effect and to bring added value.

4.2 INDICATIVE COSTING

- 4.2.1 The Landscape Partnership has a reasonable sum of money allocated for parkland initiatives. The unit costings below have been put together as a guide to assist with costing potential initiatives and identifying those that can be achieved with the current budget¹¹.
- 4.2.2 The rates included are for guidance only and it is advised that a re-evaluation of rates is carried out once a particular initiative/project has been progressed and firmed up. If the value of the works are above £50K then the rates given below would apply however if below £25K then a 10% uplift will be required and below 15K a 20% uplift would be required.
- 4.2.3 Taking account of inflation the costs given below are appropriate however work carried out in future would require an uplift as follows:
- Second quarter of 2016 - 3%
 - Third quarter of 2016 - 4.75%
 - Fourth quarter of 2016 - 5.50%
- 4.2.4 No provision has been made for a project contingency, professional fees and survey or VAT.

¹¹ The costs have been provided by chartered quantity surveyors Huntley Cartwright.

UNIT COSTINGS RATE CALCULATIONS

REF	DESCRIPTION	BASE RATE (A)	PRELIMS & OH&P @ 20% (B = A*20%)	TOTAL (C = A+B)	UNIT nr = number
1.0	Planting of new in - field trees				
	Trees; including pit, mulch and backfill				
	Light Standard (6-8cm); Prime cost £40	£125.00	£25.00	£150	nr
	Standard (8-10cm); Prime cost £60	£165.00	£33.00	£198	nr
	Heavy Standard (12-14cm); Prime cost £120	£225.00	£45.00	£270	nr
	Semi - mature (18-20cm); Prime cost £200	£500.00	£100.00	£600	nr
	Tree grates / fencing	£100.00	£20.00	£120	nr
2.0	Restoring grassland from arable				
	Less than 1000m2				
	Cultivation	£1.20	£0.24	£1.44	m2
	Surface application; fertilizer	£0.40	£0.08	£0.48	m2
	Seeding; greensand mix	£1.00	£0.20	£1.20	m2
	Subtotal:			£3.12	m2
	Over 1000m2				
	Cultivation	£0.75	£0.15	£0.90	m2
	Surface application; fertilizer	£0.20	£0.04	£0.24	m2
	Seeding; greensand mix	£0.75	£0.15	£0.90	m2
	Subtotal:			£2.04	m2

REF	DESCRIPTION	BASE RATE (A)	PRELIMS & OH&P @ 20% (B = A*20%)	TOTAL (C = A+B)	UNIT
	Protection; temporary fencing; install and dismantle				
	Green plastic barrier fencing	£5.00	£1.00	£6.00	m
	Pin and rope fencing	£1.50	£0.30	£1.80	m
3.0	Reinstating Park Railing				
	Mild steel bar estate railing; painted				
	900mm high	£100.00	£20.00	£120	m
	1200mm high	£150.00	£30.00	£180	m
	1500mm high	£200.00	£40.00	£240	m
4.0	Repairs to Park Railings				
	Mild steel bar estate railing; painted				
	Range between £50-75/m for repairs	£65.00	£13.00	£78	m
5.0	Managing Perimeter Planting				
	For 12 month period; 4 visits per annum				
	Not exceeding 100m2	£2.00	£0.40	£2.40	m2
	100m2 - 500m2	£1.65	£0.33	£1.98	m2
	Over 500m2	£1.25	£0.25	£1.50	m2

REF	DESCRIPTION	BASE RATE (A)	PRELIMS & OH&P @ 20% (B = A*20%)	TOTAL (C = A+B)	UNIT
6.0	Reinstating Perimeter Planting				
	Cultivation, compost, fertilizer, planting, backfill, mulch and maintenance - 2 visits per annum; (plants not exceeding 2liter and 3nr/m2. Prime cost £3.50/ea)				
	Not exceeding 100m2	£40.00	£8.00	£48	m2
	100m2 - 500m2	£35.00	£7.00	£42	m2
	Over 500m2	£30.00	£6.00	£36	m2
7.0	Managing Veteran Trees				
	Crown lifting	£250.00	£50.00	£300	nr
	Removal of dead wood; limbs and branches	£300.00	£60.00	£360	nr
	Removal of sucker growth	£100.00	£20.00	£120	nr
	Subtotal:			£780	nr
8.0	Rebuilding Brick Boundary Walls				
	Removing existing brick boundary walling	£20.00	£4.00	£24	m
	Rebuilding brick walling; one brick thick including foundation;				
	900mm high	£200.00	£40.00	£240	m
	1200mm high	£250.00	£50.00	£300	m
	1500mm high	£300.00	£60.00	£360	m

REF	DESCRIPTION	BASE RATE (A)	PRELIMS & OH&P @ 20% (B = A*20%)	TOTAL (C = A+B)	UNIT
9.0	Providing New Footpath Access				
	Pathways including excavation, disposal and imported fill;				
	Gravel; crushed granite	£25.00	£5.00	£30	m2
	Asphalt	£60.00	£12.00	£72	m2
	CEDEC surfacing	£45.00	£9.00	£54	m2
	Resin Bonded Gravel	£55.00	£11.00	£66	m2
	Edging				
	Timber edging	£15.00	£3.00	£18	m
	Metal edging	£40.00	£8.00	£48	m
	Pre cast concrete Kerbs	£25.00	£5.00	£30	m
10.0	Providing New Signage / Interpretation				
	Timber post; including panel but excluding artwork; supply and install				
	Notice Board; A1	£1,750.00	£350.00	£2,100	nr
	Lecturn; A2	£950.00	£190.00	£1,140	nr
	Finger Post; A3	£450.00	£90.00	£540	nr

APPENDIX 1:

**DEFINITION OF UK BAP PARKLAND AND WOOD PASTURE HABITAT AND CATEGORIES REFLECTING
CONDITION.**

Definition of UK BAP parkland and wood-pasture habitat.

- Wood-pastures and parkland derived from medieval forests and embankments, wooded commons, parks and pastures with trees in them. Some have subsequently had a designed landscape superimposed in the 16th to 19th centuries. A range of native species usually predominates amongst the old trees but there may be non-native species which have been planted or regenerated naturally.
- Parklands with their origins in the 19th century or alter where they contain much older trees derived from an earlier landscape.
- Under-managed and unmanaged wood-pastures with veteran trees, in a matrix of secondary woodland or scrub that has developed by regeneration and/or planting.
- Parkland or wood-pasture that has been converted to other uses such as arable fields, forestry and amenity land, but where surviving veteran trees are of nature conservation interest. Some of the characteristic wood-pasture and parkland species may have survived this change of state.

Definition of UK BAP habitat condition category.

Maintain Extent

Maintain the current extent of the resource. This category refers to spatial area of habitat which currently meets a UK BAP habitat definition.

Achieve Condition

Maintain condition (where it is good) or improve condition (where it is poor) of an existing BAP habitat resource. Like 'maintain extent', this category refers to habitat which currently meets a UK BAP habitat definition. As such the two categories are often used together.

Restore

Improve the condition of degraded or relict habitat so that it qualifies as BAP habitat. Restoration implies that significant effort is needed to bring a site with relict features or historically former habitat into BAP condition.

Expand

Increase the extent of the resource, i.e. establish BAP habitat in an area where it currently does not exist and where no significant habitat relicts remain.

Table 1|: Decision matrix for assessing BAP habitat target types to Bedfordshire parkland sites.

		Veteran Trees		
		Veteran trees present	Non-veteran trees present	No trees present
Sward	Improved	Restore	Restore	Expand
	Semi-improved	Achieve condition	Restore	Expand
	Unimproved	Maintain/achieve condition	Restore	Expand