



**DRAFT MINUTES OF THE COMMUNITY SERVICES COMMITTEE MEETING  
HELD ON 6<sup>th</sup> SEPTEMBER 2022  
AT 7:45 PM AT THE RUFUS CENTRE**

**Present:**

Cllr Badham (Chair)  
Cllr Toinko  
Cllr Dann  
Cllr Lutley  
Cllr Thompson  
Cllr Earles  
Cllr Meredith  
Cllr Snape  
Cllr Chacko

Rob McGregor – Town Clerk (Remotely)  
Stacie Lockey – Environmental Services Manager  
Mike Thorn - Environmental Services Officer (Remotely)  
Susan Eldred - Community Services Manager  
Zoe Putwain – Community Services Officer

Two members of the public attended the meeting remotely.

**1028. APOLOGIES FOR ABSENCE**

No apologies were required as the committee attended in full. Cllr Snape sent his apologies as unable to make the meeting.

**1029. DECLARATIONS OF INTEREST**

- (a) Disclosable pecuniary interests – None were declared.
- (b) Non-Pecuniary interests – None were declared.

**1030. CHAIRMAN'S ANNOUNCEMENTS**

The Chair informed members of the continued correspondence with CBC in relation to the Pile driving within the town, by Farren's. It was confirmed that Ward Councillor Gomm had responded to correspondence and a reply from Cllr Mackey was still being awaited in relation to a meeting. The chair offered to continue to collate information in relation to the complaints regarding the building work and to champion the cause. All Councillors were invited to pass complaints in relation to the process to the chair. A meeting between Ward Councillors and the Mayor was expected to take place imminently.

It was raised that a leaflet had been delivered to residents in relation to the work, but it was felt that this was not as detailed as required.

The chair expressed that in the meeting in relation to the HUB members were reminded to not discuss the previous incumbents of the facility.

**1031. PUBLIC OPEN SESSION**

No members of the public attended the meeting at this time.

**1032. INVITED SPEAKER**

There was no invited.

**1033. MEMBERS QUESTIONS**

It was suggested by members that Officers investigate using the sound monitoring equipment available within the Rufus Centre to monitor the pilling work, this would allow for an independent monitoring level to be recorded to ascertain if there are any breaches being caused. It was noted that the vibrations were unable to be assessed by the suggested equipment.

It was also suggested that contact was made with the leisure Centre to see if they have their own equipment or have experienced any issues with the work. The Chair confirmed that he may email the Town Clerk on this matter.

Members also raised concerns as to the level of lights being used in the leisure facility overnight with Councillors confirming that they had approached CBC about the energy being wasted. It was acknowledged that there was a balance to be found between saving energy and security to site. It was suggested that the Town Clerk write to the Ward Councillors in relation to the lights.

**1034. MINUTES**

It was raised that there were missing words in the resolution to section 1024A

It was **RESOLVED** to accept the minutes from the Community services meeting held 2<sup>nd</sup> August 2022 with the amendment to the resolution in 1024A

**1035. MATTERS ARISING**

Members requested an update in relation to the Nature Park. The Environmental Services Manager confirmed that the collated feedback had been sent to Greensands with a revised plan expected by the end of the week. With the aim to try and have a working group meeting before the Council meeting where the document would be included for adoption.

**1036. ITEMS FOR CONSIDERATION**

**a. Flitwick Food Extra Events – Review**

Members were asked to review the success of the pilot Flitwick Food Extra events held over the summer and consider if the Council wishes to continue with this partnership to deliver future events.

It was **RESOLVED** to defer this item to the next Community Services meeting.

**b. Memorial & Benches Policy**

Members were requested to adopt the memorial and benches policy as previously circulated.

A few corrections were requested of the document with a tense change and reference to (you) not (donor) being noted and reference to Parish Council rather than Town Council.



Members discussed the materials being offered and the lifespan of the benches versus the practicalities and durability. It was suggested that there be limitation placed on all benches expressing that the bench would be kept in situ for 10 years, however a subclause to allow for the movement of the bench if required due to town development or maintenance requirements.

It was felt that Officers would be able to organise the implications regarding locations versus available spaces.

It was **RESOLVED** to adopt the policy subject to the amendments.

**c. Reduced Mowing/Weed Spaying/Wildflowers**

Members considered a report from the Environmental Services Manager and considered recommendations within the report.

Members questioned the reduced mowing aspect of the report and the information that 15 cuts were made a year, especially with the limited seasons and recent weather patterns not allowing for grass growth.

Weed spraying locations and alternatives were raised as well as the possibility of using wildflowers instead of spraying. With residents consulted to ascertain if they would like to take ownership of sites around their immediate property. This would be addressed with CBC by the Council per requests to not cut or spray local areas. The residential aspect of the implication was thought to be positive to give ownership and pride to the community.

It was **RESOLVED** to accept options 2, 3, and 4 as detailed within the report.

2. To reduce the mowing to 6 cuts per year including weed spraying at no cost to the Town Council and identify areas in the Town that could be used for wildflower planting.

3. To promote a 'call for sites' via social media and other communications and hold an open meeting for residents to be able to get involved in planting wildflowers.

4. Members to consider alternative weed spraying options and ask Officers to investigate costs with CBC if an alternative option to the glyphosate-based herbicide is chosen.

*Member of the public joined remotely at 8.15pm*

**d. Skate Park Lighting – RCF Application**

Members received a report from the Community Services Manager and consider the recommendation within the report.

The lighting that would be delivered and scope was discussed with the Community Services Manager confirming that the three lights would cover the full area.

It was **RECOMMENDED** to accept the Officers recommendation as detailed below  
Allocation of £21,705.21 from Rolling Capital Fund to allow for a power supply, feeder pillar and three LED flood lights to be installed at Millennium Park, around the Skate Park.

**e. Ice Cream Van Permit**

Members received a report from the Community Services Manager and considered the recommendation within the report.

The environmental impact of having an ice-cream van on the site was discussed along with the prices of the items being sold, exceeding those of local retail outlets. Members

discussed the implications of the presence of the truck on families financially, potentially excluding groups from using the facility.

It was raised that if there was a forward-thinking vendor such as on a bike that it may be considered in the future or looking into the option for electrical outputs to reduce vehicle emissions. With the addition of opening tender being acknowledged.

The profitability of the van was discussed. The Community Services Manager stated there were no statistics available, a request being made to secure the licence again would suggest that it was a profitable outlet.

It was **RESOLVED** to accept option 2 in the report - Not allowing an ice cream permit at Millennium Park for 2023.

**f. Lockdown Car Show 2023**

Members received an email from the organiser of the Lockdown Car Show, requesting permission for the use of FTC land in 2023. Members considered the requests within the email.

The success of the event was stipulated along with support, as no map was given as previously clarification was requested as to the use of the land being used. The Community Services Officer expressed that it was believed that the space being used this year that belonged to FTC would be the same in 2023, including the use of the majority of Millennium Park, including the food court area.

It was confirmed that no damage had been made to the land in the 2022 event.

The early departure of vehicles at the event was discussed as was the disappointment caused, with the request to the organisers to prevent this for future events.

The use of 3 Station Square and the impact on the surface due to oil leaks or alike was raised. The Environmental Services Officer expressed that the need to have the organiser complete the event booking protocol with the option to cancel the charge but include a returnable deposit in case of damage.

It was **RESOLVED** to continue to give permission to the organiser for the use of Millennium Hub Car Park and all the councillor on Land Off Station Road, Barclays area, for the 2023 Flitwick Car, bus and motorcycle show with no charge. With the event organiser completing the event protocol form so that they are liable for any damage.

**g. Drone Flying Request**

Members considered a request to fly a drone from and over Council property in Flitwick. Email correspondence was attached to the agenda.

The request of a drone to be used previously being refused was raised by the Environmental Services Manager. The potential prohibited use over heritage sites as well as disturbance to cattle was also brought to the attention of the members by the Town Clerk.

Members discussed that they would need to treat every request individually.

Members discussed that the resident would be completing the task on behalf of the Flitwick Living History website and the drone would take off and land on FTC sites.

It was **RESOLVED** to give permission to fly a drone on and over FTC land for the purpose of gaining images for use on the Flitwick Living Memory website.

**h. The Hub Social Media Pages**

Members received a report from the Community Services Manager and considered the recommendations within the report.

The use of a previous page dedicated to the HUB was discussed alongside the confirmation that the page was not controlled by the Council. Members were notified of a recent amendment to the page with a change of name, although concerns were raised as to the use of the HUB still referenced. The possibility of gaining ownership of the page was discussed along with the fact that the HUB name was not copyrighted by FTC.

Moving forward it was confirmed that the pages would be owned by the council with the youth provider running the pages on behalf of the council. This will limit risk if contracts change in future as the page would remain within the Council. This would be monitored, and content reviewed.

It was **RESOLVED** to accept option 1 -

To have social media pages for the Hub on Facebook, Instagram, and Twitter. FTC will hold the responsibility for all social media pages with the youth provider having admin rights.

**1037. ITEMS FOR INFORMATION**

**a. Marketing & Communications Forward Promotional Plan**

Members noted the Marketing & Communications Forward Promotional Plan circulated.

The need for a social media plan was raised with the social media is used with times of post and volume to better ascertain the impact of different statistics that could be used in planning future promotions.

The LGBTQ+ promotions not being included was discussed with confirmation that this would be taken to full Council before implementation.

It was pointed out that the Nature Park going to full Council need to be updated.

It was questioned if the Skate competition was looking to be an annual event. The Community Services Manager confirmed that a report and proposal would be coming to a future committee.

*Member of the public joined remotely at 8.43pm*

**b. Financial Reports**

Members noted the circulated Committee budget.

**c. Delivery Plan & Committee Priorities**

- i) Members noted the Delivery Plan for Community Services.
- ii) Members noted the consolidated list of Committee priorities.

**d. Nature Park Budget**

Members noted that there will be a small revenue spend (£150.00) on the Nature Park where no budget has been set, this is for logistical materials such as gate posts. Any further expenditure for the Nature Park would be covered by Green Infrastructure funding that has been secured, a revenue budget would be set for the next financial year along with an application to the RCF as the project progresses.

e. **Nature Park**

Members noted that the final draft masterplan for the Nature Park will be presented to Town Council on Tuesday 20<sup>th</sup> September 2022.

f. **Officers Update Report**

Members received an update from Officers.

g. **Allotment Toilets**

Members noted a request from the Allotment Working Group to reinstate field toilets at the Station Road and Steppingley Road allotment sites, for six month of the year April to September. Based on current prices the cost is estimated to be £1600 to £1800. Consideration will be required when budgets are set later in the year.

Members raised that it had previously discussed to have eco-friendly toilets as an option that would include the maintenance. It was suggested that the Allotment working group be requested to investigate this option, costings, and limitations. Representatives from the Allotment Working Group confirmed that this would be actioned.

h. **Flitwick Library Request**

Members Noted that during the month of October, Flitwick Library has requested to display poetry at various locations around Flitwick, including on Millennium Park and FTC notice boards.

Posters will be displayed at The Rufus Centre, in Flitwick Papers and on lampposts (permission to be gained by CBC).

Two Members replied in support and the Community Services Officer will be supporting and permission was granted through delegated authority due to time constraints.

1038. **PUBLIC OPEN SESSION**

No members of the public chose to talk at this meeting.

*The public member attending virtually left the meeting at 8.55 pm*

1039. **EXEMPT ITEMS**

The following resolution will be **moved** that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

**12a. Youth Provision**

Members received a verbal update from the Community Services Manager

**RESOLVED** to move item 12a into exempt.

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council **resolved** to exclude the public and press by reason of the confidential nature of the business about to be transacted.

October Grant Applications 2022					
Organisation	Total Project Cost	Grant Required	What is the Grant required for	Grant Awarded	Comments
Bedfordshire Police - Community Support Team	£1,000	£700	<p>Flitwick community policing team are desperate to help reduce the amount of crimes occurring within the town of Flitwick. In the past six months we have had multiple bike thefts and robbery's typically happening in the age range of 13-17 year olds. (both victims and offenders)</p> <p>Sadly, Catalytic converters have also been a big hit in FLITWICK. It tends to come in spites, with many cars being targeted a night.</p> <p>Along with Catalytic converters going missing, we have had cars being stolen specifically key less cars. Bedfordshire Police are currently campaigning about Male Violence Against Women And Girls, this is currently being used in the local pubs in Flitwick. It is used to make the staff aware of the signs of Male Violence against Women and Girls. This can be things from being cat called, wolf whistling and worst case scenarios domestic violence.</p> <p><b>Bike locks</b> - We aim to supply bike locks, we will be able to give these out to those who need it most which would help aid in the theft of bikes.</p> <p><b>Smart water</b> - will be used to help reduce the amount of catalytic converters in FLITWICK by painting it on the converter. The solution glows yellow under the UV, only a small amount will be needed to identify your unique code. This means that property can instantly be identified as stolen, so thieves won't touch it!</p> <p><b>Torch which is also a personal alarm</b> - to give to those who are walking late at night, that need a light, which also works as a personal alarm.</p> <p><b>Faraday bags</b> - These are great to use for those who have key less cars which are becoming very popular. These bags work by blocking the keys signal to the outside world meaning criminals will be left empty handed! The public will need to simply put their keys into the pouch and they are protected!</p>		

<b>CHUMS</b>	The total cost of the 5 charitable services is £422,380. We are asking for a small contribution to this from each of the Town Councils.	£500	<p>CHUMS offers multiple mental health services, all of which are available to the residents of Flitwick. These range from children traumatised by the death of someone close, sometimes by murder, suicide, road traffic collision or sudden/multiple deaths in the family, to young people with anxiety, low mood, selective mutism, relationship difficulties and/or challenging behaviour who struggle with traditional talking therapies. We work with them to develop key skills such as developing their aspirations, learning how to communicate positively and dealing with conflict. We also offer 2 adults services: the Bedfordshire Suicide Bereavement Service and the Babyloss Service.</p> <p>The overriding aim is for all children and young people to achieve their full potential and to be able to communicate their thoughts and worries both at home and in school. This can be hampered for many reasons and this can stop young people from receiving appropriate support via traditional talking therapies offered by CHUMS CIC or CAMHS.</p> <p>Equally we want adults who are struggling following on from a suicide or a neonatal death to find a way forward in their lives where they don't forget their loved one but are able to remember them in a way that doesn't undermine their mental health going forward.</p> <p>In our Children's Services we use a range of outcome measures including SDQs and RCADS and we target:</p> <ul style="list-style-type: none"> <li>- Improved engagement with school</li> <li>- Better relationships with peers, family and teaching staff</li> <li>- Increased ability to cope with difficulties</li> <li>- Reduction in behaviour points</li> </ul>		
<b>Dunstable Underwater Hockey Club</b>	Approx £500-700	£500	<p>Dunstable Underwater Hockey Club (DUWH) moved from Dunstable Leisure Centre to Flitwick in 2017, due to the former being closed for refurbishment. The initial intention was to return in 2019 when it was re-opened.</p> <p>However due to prices increases this was no longer a viable option and instead we chose to stay, now hosting a weekly training session on a Sunday evening in the learner pool.</p> <p>This application for funding is to assist the club to purchase a new set of smaller goals for the pool, as our current ones are in need to replacement. The aim of Dunstable Underwater Hockey Club is to provide residents in Flitwick or within the Central Bedfordshire area an outlet in order play a sport with a difference, one where you hold your breath to compete.</p> <p>It is a team sport not only utilising using anaerobic fitness, but also one without being able to talk to each other during match play. It is a tactical team sport that requires water confidence and passion to try hard.</p> <p>Being able to buy new goals and/or equipment for the club will allow it grow and invite more new starters to sessions and therefore help the sport grow further from the grass routes.</p>		

<b>Little Squirts</b>	£2,814.00	£914.00	Due the lack of defibrillators in our town we, as a setting, thought we could make a contribution and do a sponsored walk to raise money for one to be put onto our building. Once we started raising money and realised we had more than needed for one we decided to continue for another to go on the high street but have fallen short of what is needed for 2. As our sponsorship was going so well we decided to raise further funds for another one for the centre of town but have not raised enough so would like to apply for the additional cost.		
<b>The Need Project</b>	£3,500.00	£3,500.00	<p>We are a group of mainly volunteers, who deliver food parcels to those suffering from food poverty in rural Central Beds. Our claimants come to us through referrals from statutory bodies, or recognised community groups like schools &amp; religious organisations, social work agencies, local authorities, charities or other organisations whose purpose includes the prevention or relief of poverty. In December though we provide enhanced parcels and a gift for children if they would otherwise not get anything. In December we aim to deliver to all the families and individuals, referred to us, before Christmas, an enhanced parcel which will include items e.g. mince pies, Christmas cake, selection box, chocolates, this is in addition to the usual items in the food parcels. Food poverty is increasing and our aim is to help those who are desperate, to put a meal on the table and at Christmas we hope the additional items will help the feeling of isolation and desperation too</p> <p>By delivering parcels we hope it will reduce hunger, improve mental health, give people dignity and hopefully improve their general wellbeing.</p>		
<b>TOTAL</b>				<b>£</b>	<b>-</b>
Grants to be awarded under the General Power of Competence					



Weed control method	Cost	Environmental Impact	Pros	Cons	Findings
<b>Glyphosate (Business as usual)</b>	Baseline.	Quad bike emissions Breaks down to innocuous compounds in soil.	Effective when used within correct parameters.	Visible spray line around obstacles Negative perception from public Application conditions are restricted to dry, calm conditions to avoid spray spread.	<b>Continued use is viable. Continue use but assess annually, and reduce where possible.</b>
<b>Manual weeding (man-powered)</b>	Labour - require additional staff Up to 3x more expensive than glyphosate	Vehicle emissions for staff travel.	Chemical-free Visible	Time-consuming & labour intensive (risk with current labour market). May still require back-up measures (e.g. glyphosate) for emergencies if staff shortages. Staff travel Safety of workers (pedestrian as alternative to quad with beacon, repetitive strain) Not comprehensive and therefore not long-lasting. Can damage infrastructure	<b>Not currently viable due to costs barriers (labour).</b>
<b>Community Weeding</b>	None		More effective than chemical option where have committed volunteers.	Small-scale, could be patchy coverage	<b>Viable where possible for Town Council.</b>
<b>Mechanical weed ripper</b>	Additional labour costs and vehicles.	Vehicle emissions for staff travel.	No use of chemicals.	Risk of damage to infrastructure as weed removal also tears up road surface. Limited to gulleys (excl. top and back of kerblane)	<b>Concern with heavy duty weed ripping on highway infrastructure.</b>

<b>Foam stream Chemical-free hot foam</b>	Up to 5x more expensive than glyphosate.	Van emissions from heating and application Hose doesn't stretch too far from van. Can leach onto grass and kill it. Uses large amounts of water	Can be effective weed treatment From naturally-derived ingredients Breaks down easily Fast-acting Application doesn't require operative to have certificate of competence, training or registration.	Van required and diesel generator with associated NOx emissions Uses up to 1,000 water l/hour and needs refill locations. Health and safety implications of trailing pipes. Time-consuming Not long-lasting, some quick weed re-growth Expensive kit Slow and therefore costly application	<b>Cost barriers, environmental impact and inefficacy.</b>
<b>Acetic acid or Vinegar (AKA Organic herbicide)</b>	Up to x3 more expensive than glyphosate.	High carbon footprint (evidenced by Cardiff trial)	Non-pesticide.	Unpleasant smell. Ineffective, incomplete weed killing More applications required More expensive Lower resident satisfaction	<b>Cost barriers and inefficacy.</b>
<b>Flame guns</b>	£60-100/day	Gas-powered equipment, so has a carbon impact.	Lower cost outlay for machinery	Health and Safety issues - risk to people and property Cost Labour costs Ineffective, surface only Insurance implications	<b>Health and safety, cost and carbon impact.</b>

Limited or no application	None	Increased biodiversity over time	Some annual cost saving but with likely hidden longer term costs.	<p>Potential visual obstruction, safety issue</p> <p>Decreased visual aesthetics, potentially resulting in complaints.</p> <p>Potential damage to infrastructure</p> <p>Harder to sweep roads, less effective.</p>	Limited viability due to the implications mentioned but could be reviewed on some suitable open amenity spaces where Town Council are prepared to deal with vegetation and weed growth in a different way.
Katoun Gold (Pelargonic acid) Herbicide	Up to 5x more expensive	<p>Plant-based</p> <p>Biodegradable</p> <p>Vehicle emissions from requirement for increased number of applications.</p>	No residue left behind.	<p>Visible spray line around obstacles</p> <p>Not stated as suitable for hard surfaces (i.e. footpaths and kerblines)</p> <p>Less effective, not long-lasting</p> <p>Ineffective against deep-rooted plants.</p> <p>Higher frequency application required</p> <p>More expensive than glyphosate.</p>	Cost barriers and application limitations.
Chikara/Katana (Flazasulphuron)	In some instances, can be cheaper than using glyphosate alone.	Environmental risk if leaches to water courses.	Long-lasting when mixed with glyphosate.	<p>Slow-acting, when used alone.</p> <p>Not recommended for hard surfaces.</p> <p>Selective herbicide</p> <p>Small evidence base from council trials</p> <p>Very expensive.</p>	Currently not suitable for hard surfaces. Already used in suitable areas to reduce the use of Glyphosate.





# FLITWICK MANOR PARK

---

## Parkland Management Plan

Chris Burnett Associates

**DRAFT** report 9 09 22





**Chris Burnett Associates, Landscape Architects,**  
White House Farm, Shocklach, Malpas, Cheshire SY14 7BN  
Tel: 01829 250646  
Mob: 07809 029810  
©2022

[Chris@chrisburnettassociates.co.uk](mailto:Chris@chrisburnettassociates.co.uk) [www.chrisburnettassociates.co.uk](http://www.chrisburnettassociates.co.uk)

## CONTENTS

1.0	Introduction.....	p
2.0	Geology, Soils, Landscape Characyster and setting .....	p
3.0	Ownership, PROW, Access, Designations, Current management, Archaeology.....	p
4.0	Historical development .....	p
5.0	Character areas .....	
6.0	Historic Buildings and structures .....,.....	p
7.0	Ecology .....	p
8.0	Hydrology .....	p
9.0	Tree and woodland survey .....	p
10.0	Landscape design evaluation and Analysis.....	P
11.0	Significance .....	p
12.0	Issues.....	p
13.0	Management Approach .....	p
14.0	Masterplan and Schedule of works.....	p

## APPENDICES

Appendix 1 : Chronology  
 Appendix 9A: Tree survey  
 Appendix 9B: Veteran tree survey  
 Appendix 9C: Detailed tree assessment

## **FIGURES**

### **SECTION 1 INTRODUCTION**

- Fig 1.1**            **Location map**  
**Fig 1.2**            **Study Boundary**

### **SECTION 2**

- Fig 2.1**            **Solid geology**  
**Fig 2.2**            **Drift deposits**  
**Fig 2.3**            **Soils**

### **SECTION 3 DESIGNATIONS, PROW AND CURRENT MANAGEMENT**

- Fig 3.1**            **Designations, ownership and access**  
**Fig 3.2**            **Land use**  
**Fig 3.3**            **Lidar map**

### **SECTION 4 HISTORICAL DEVELOPMENT**

- Fig 4.1**            **1717 map**  
**Fig 4.2**            **Flitwick Church**  
**Fig 4.3**            **1810 map**  
**Fig 4.4**            **1838 map**  
**Fig 4.5**            **1838 map compartment numbers on OS 1881 map**  
**Fig 4.6**            **Lower Lodge and gates**  
**Fig 4.7**            **1881 First Edition OS Map (25 inch to 1 mile)**  
**Fig 4.8**            **Bridge and seat**  
**Fig 4.9**            **Views across the park from the house.**  
**Fig 4.10**           **1881 first edition 6 inch plan**  
**Fig 4.11**           **Lower Lodge c 1907**  
**Fig 4.12**           **Map of lots 1953**

### **SECTION 5 CHARACTER AREAS**

- Fig 5.1**            **Character Areas**

### **SECTION 7 ECOLOGY**

- Fig 7.1**            **Phase 1 Habitat map**

### **SECTION 8 HYDROLOGY**

- Fig 8.1**            **Drainage Network**  
**Fig 8.2**            **Bedford and River Ivel Internal Drainage Board**  
**Fig 8.3**            **Flitwick Water Catchment Erosion**  
**Fig 8.4**            **Flitwick Water Restoration Options**

## **SECTION 9 TREE SURVEY**

**Fig 9.1 Tree Survey tile locator**

**Fig 9.1a Tree Survey tile 1**

**Fig 9.1b Tree Survey tile 2**

## **SECTION 10**

**Fig 10.1 Landscape Design and Evaluation**

**Fig 10.2 Arboretum Trees**

## **SECTION 13**

**Fig 13.1 Arboretum features and proposals**

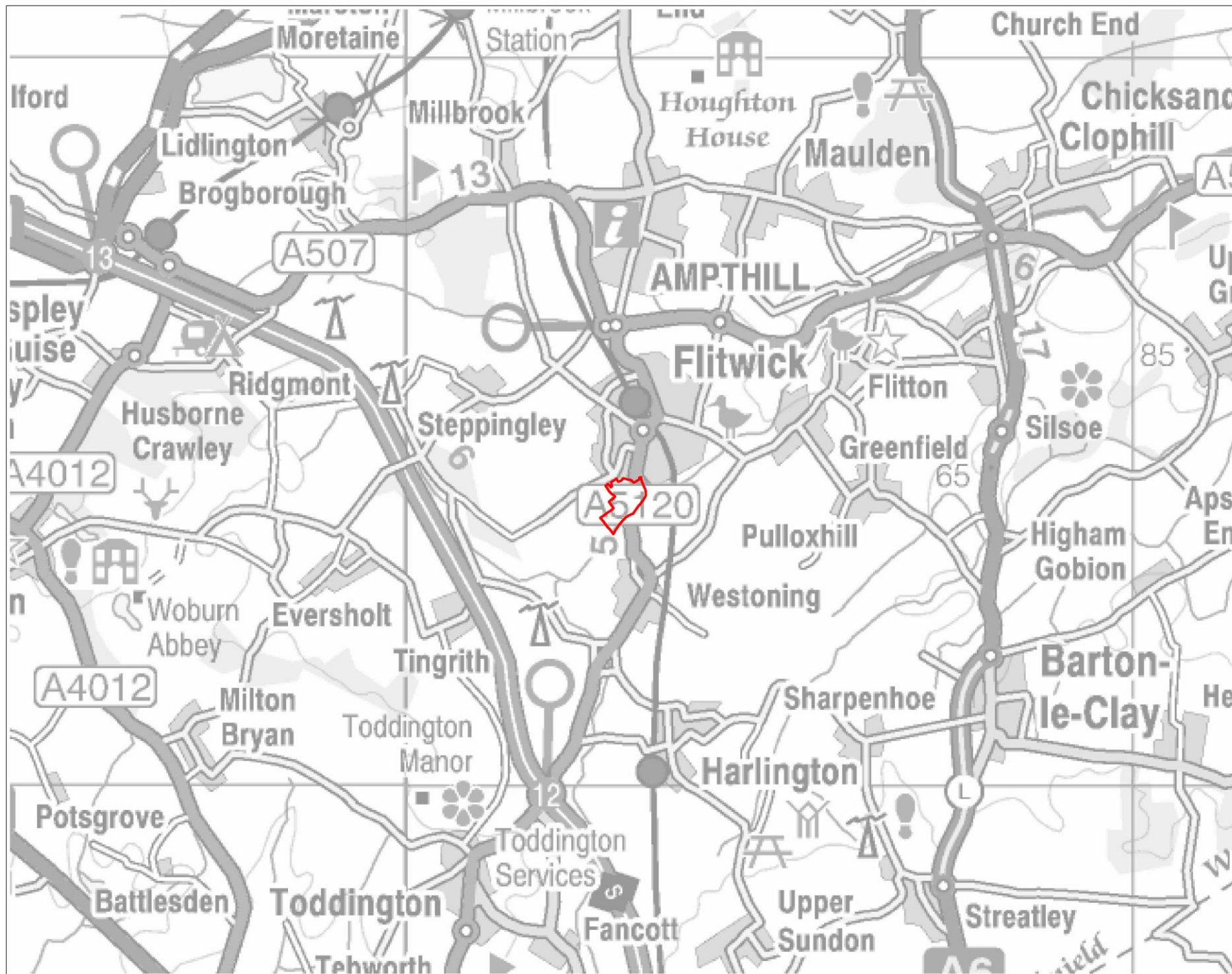


## 1.0 Introduction

- 1.1 Flitwick Manor Park is a Grade II parkland on Historic England's Register of Parks and Gardens (RPG) and comprises approximately 22 Ha of woodland and parkland across 2 ownerships. Flitwick Town Council own c. 16.5ha, corresponding to the southern two thirds of the RPG. This is managed as amenity grassland, woodland, and a watercourse, with recreational enrichment through provision of walking routes and information. Flitwick Manor Hotel (LGH Hotel Management) own c 3.8ha of the RPG to the north including the original house and adjacent garden features. This is managed as a hotel and wedding venue with associated parking etc
- 1.2 It is situated on the outskirts of Flitwick some 16km from Bedford (See **Fig 1.1 Location plan**) The main entrance with a small carpark for disabled parking, is located adjacent to the junction of Church Rd and A5120 and is relatively well shielded once within the park itself. There is a separate entrance for the Hotel (original entrance to the Flitwick Manor) with original iron gates and brick piers and a tree avenue. Car parking is provided on-site for the hotel.

### **Background and brief**

- 1.3 Chris Burnett Associates (CBA) were commissioned in March 2022 to prepare a Parkland Management Plan (PMP) for Flitwick Manor Park by Flitwick Town Council. The principal objectives were concerned with establishing and conserving the historic integrity and legibility, recreation, education and wildlife interests of the park and also integrating the views and vistas across the site between the formal gardens in ownership of the hotel and the land in ownership of the Flitwick Town Council. Various features within the park have fallen into neglect, such as the lake known as Flit Water, the ha-ha and Lower Lodge gateway. Examining options to restore them are a priority of the plan. Some areas of the park also appear to suffer from over-use (in particular the northwest of the lake) whilst the area to the southeast is less utilised and the 'story' that the park tells is in danger of becoming fragmented even within the area of Town Council ownership. The 'loss' of the formal gardens and house amplifies this fragmentation, although the house can still be viewed from the park. The study boundary is marked on **Fig 1.2.**



**Key**  
 Study Boundary

**DRAFT**



Date	Details	Revision
05/09/22	Revised Study Boundary.	-01

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey © Crown copyright and/or database right 2022. Licensed under the Open Government Licence v 3.0. Study Boundary data © Flitwick Town Council 2022.



**Client** Flitwick Town Council

**Project** Flitwick Manor Park, Bedfordshire

**Title** Figure 1.1 Location Map

**Scale** 1:50,000 @ A3

Date	Drawn	Checked
05/09/22	JHD	CB

Reference	Revision
FMPBPP22.09	-01





**Key**  
 Study Boundary

**DRAFT**



Date	Details	Revision
05/09/22	Revised Study Boundary	-01

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey @ Crown copyright and/or database right 2022. Licence No. 0100031673. Study Boundary data © Flitwick Town Council 2022.



**Client** Flitwick Town Council

**Project** Flitwick Manor Park, Bedfordshire

**Title** Figure 1.2 Study Boundary

**Scale** 1:3,250 @ A3

Date	Drawn	Checked
05/09/22	JHD	CB

Reference	Revision
FMPBPP22.01	-01



- 1.4 This report is supported by field surveys of trees, land-use and habitat surveys and also by detailed historic research which builds on earlier reports into the development of the landscape at Flitwick Manor Park. The report considers how the landscape has developed over time, using relevant maps and overlays. It is accompanied by a summary of the principal threats and issues, a statement of significance and finally a statement on an approach to future management, underpinned by conservation and restoration principles, which will be supported by a Landscape Masterplan and an outline schedule of works. Additional appendices support specific sections of the report at A3.

### **Consultant Team and Acknowledgements**

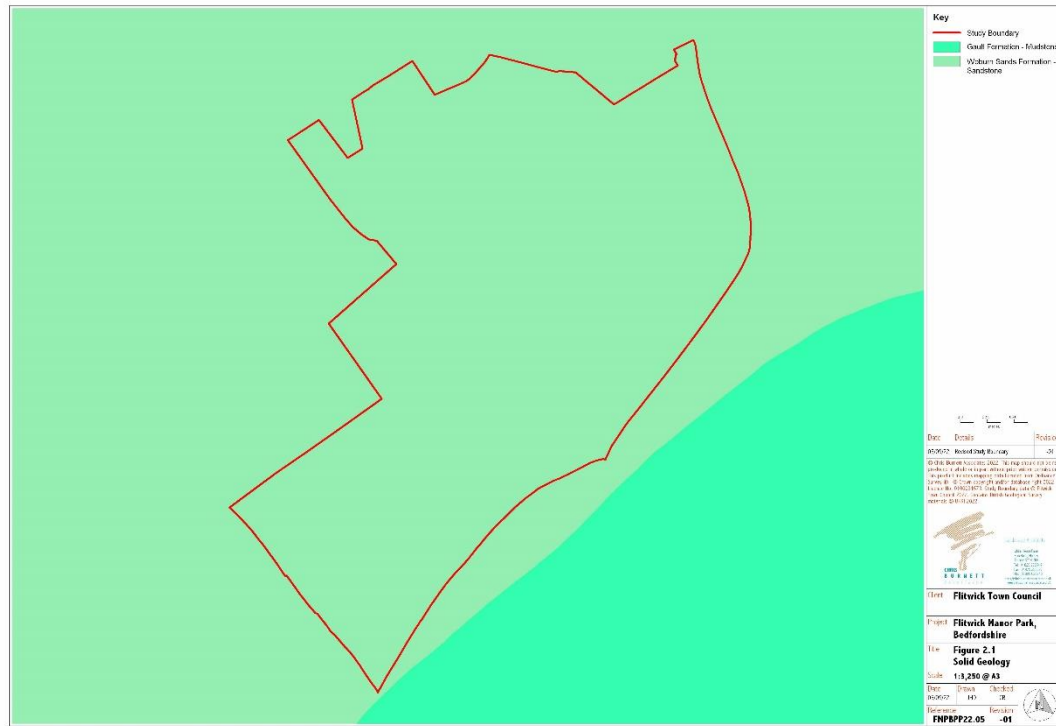
- 1.5 We are indebted to help received from members of Flitwick Town Council during the preparation of this report and to Flitwick Manor Hotel for facilitating access to their property.

*The team who compiled this report consisted of Chris Burnett, Landscape Architect, Project Manager and Report Editor, and Janette Ray, Landscape Historian and Jon Delf landscape technician and mapping support, Pete Worrall, hydrologists at Penny Anderson Associates, Paul Barton, Barton Hyett Arboriculture and Steve Halton ecologist*

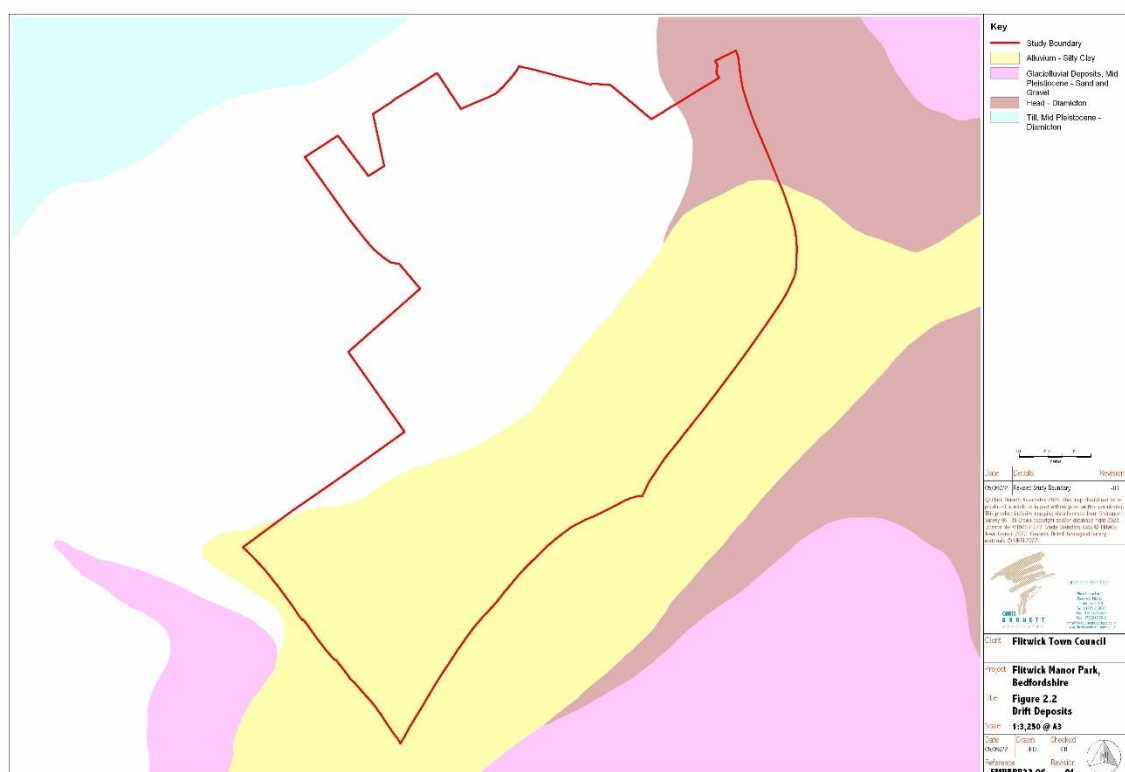


## 2.0 Geology, Soils, Landscape Character and Setting

2.1 The underlying geology of the site is represented by the solid geology map below (Fig 2.1):

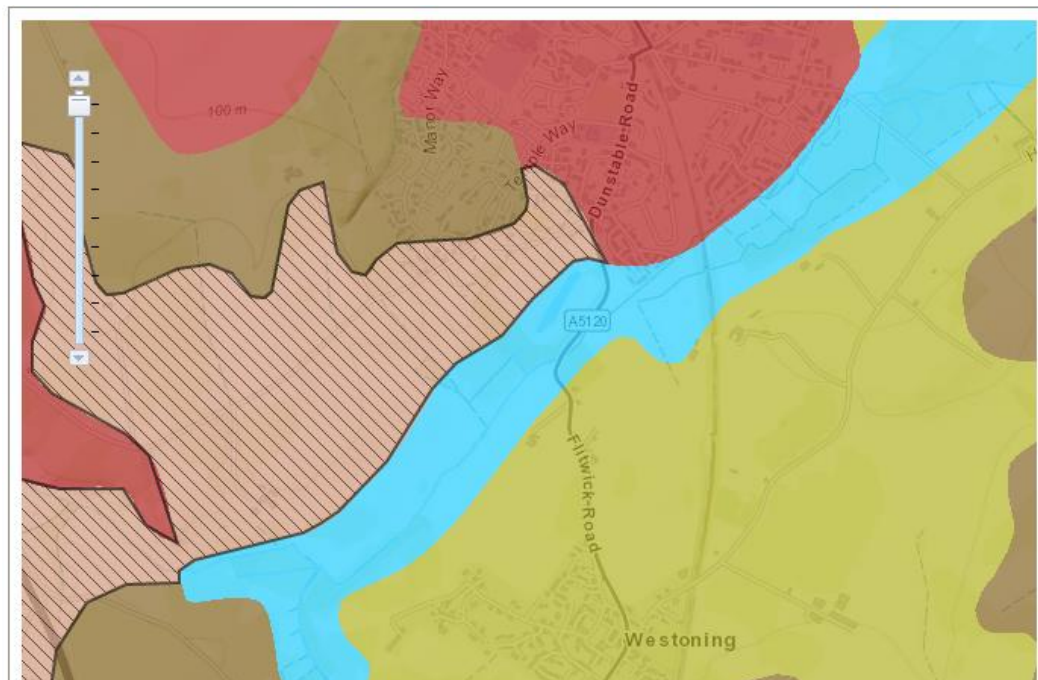


2.2 The park lies entirely on the Woburn Sands formation which is a sandstone. In terms of superficial deposits ( Fig. 2.2) the park lies on a mixture of alluvium silty clay deposits, (the lake sits on this deposit) and a small area of the Head , a diamicton deposit. The bulk of the park however has no superficial geology deposits



## Soils

- 2.3 Soils comprise 2 types taken from the Soilsmap map<sup>1</sup>. The primary soil is **Soil Type 6** a free draining slightly acidic loam with an inherently low fertility. Much of the park is occupied by this type of soil. See Fig 2.3 below:



- 2.4 The second soil is **Soil Type 20** a loamy clayey floodplain soil type with naturally high groundwater.



<sup>1</sup> Soilsmap Map by Cranfield Soil and Agrifood Institute. Cranfield University

- 2.5 A recent Landscape Character study undertaken on behalf of Central Bedfordshire Council is informative in providing the context for Flitwick Manor park in relation to the surrounding landscape. Relevant excerpts from this Landscape Character Assessment are set out below. Flitwick Manor Park sits within:

### **Type 6B Mid Greensand Ridge**

#### ***Location and boundaries***

*This large scale, elevated landscape forms the central section of the band of Greensand that stretches SW - NE across Central Bedfordshire. The steep slopes defining the northern edge of the ridge form a prominent backdrop to the North Marston Vale and East Marston Vale Clay Vales (5d and 5e) and provide commanding views across these adjacent low-lying, open landscapes. Cut by the Flit Greensand Valley (7a), the ridge is divided into two sections, with a southern outlying area abutting the contrasting Barton-le-Clay Clay Vale (5b) and the Harlington-Pulloxhill Clay Hills (8c) with which there is a subtle character transition. The northernmost part of the character area (part of the north-facing escarpment) falls within Bedford Borough – refer to the companion LCA for Bedford Borough.*

#### ***Summary of landscape character: Key characteristics***

- *A large scale ridge with a gently undulating ridge top; forming part of the prominent band of Greensand that extends SW- NE across Central Bedfordshire.*
- *Dramatic northwest facing slope forming a distinct backdrop to the North Marston Vale and East Marston Vale Clay Vales (5d and 5e), as well as far-reaching, clear views across these adjacent open landscapes.*
- *Divided by the course of the River Flit which has carved a valley through the Greensand and created a small outlying section of the ridge to the south of the valley.*
- *Agricultural land is primarily in arable cultivation but with some variation of land use i.e pockets of pasture and free-range pig farming that bring localised variation. There is greater proportion of pasture on the northwest facing slope.*
- *Strong underlying heathland character with fine examples of remnant heathland and neutral/acid grassland.*
- *High ecological value - the area supports several nationally important sites for nature conservation including Kings Wood, Glebe Meadows, and Copper's Hill- all SSSI. Cooper's Hill is the largest heathland site remaining in Bedfordshire.*
- *Strong wooded context with extensive areas of deciduous woodland (a large proportion of which is ancient), mixed woodland and coniferous plantations e.g. Exeter Wood, Maulden Wood and Rowney Warren Wood. Woodland located along the northwest facing slope and northern half of the ridge top forms part of The Forest of Marston Vale Community Forest.*
- *The contrast of arable land and densely wooded areas creates contrasting perspectives from open and exposed to enclosed and sheltered.*
- *A large number of historic parks and gardens impart a designed character - including the Grade II\* listed Southill Park and Old Warden Park and the Grade II listed Moggerhanger Park, Ickwell Bury and Ampthill Park.*
- *Parkland is a dominant land use, influencing not just the land within the park boundary but also the wider landscape for example through the creation or retention of tree clumps as part of significant vistas.*

- *Variable fields and roadside boundaries - ranging from mature shelterbelts to gappy, short flailed boundaries to intact holly hedges (surrounding Southill Park).*
- *A dismantled railway runs north-south through the area with railway bridges and tunnels in local views.*
- *Primary transport routes including the M1, A507 and A6 and Midland Mainline railway cross north-south through the ridge and reduce tranquillity although large areas of the ridge have a remote character.*
- *Settlements comprise medium to small villages and hamlets (predominantly linear). Some have a varied character (due to modern expansion) e.g. Maulden and Silsoe with others (including estate villages) being consistent in terms of material and style such as Haynes (red bricks, clay tiles and timber-framed houses).*
- *The John Bunyan Trail and Greensand Ridge Walk cross significant tracts - connecting the ridge with the adjacent area.*
- *Bordered by the Georgian town of Ampthill that brings some urban edge characteristics to the landscape*

### ***Landscape Strategy***

*This is a high quality biodiversity-rich historic landscape. The overall strategy is to **conserve and enhance** the landscape of the Mid Greensand Ridge (6b). The area should continue to provide a strong wooded backdrop and undeveloped skyline in the view from much of Bedfordshire. Conservation should focus upon positive features and especially those identified as being sensitive, notably the ancient woodland, estate parkland and areas of pasture. Landscape enhancement opportunities predominantly relate to improving overall condition of the ridge and reinforcing landscape elements so as to strengthen landscape pattern and overall character. There are also key opportunities to restore elements that have been lost such as the areas of heathland.*

### ***Landscape Management Guidelines***

*Further heathland restoration, creation and extension of existing sites – particularly through diversification of existing coniferous plantation by select tree felling - ensure the effects of felling on long views to the ridge are taken into consideration. Extension or recreation of heathland should have regard to the historic pattern.*

*Extend and connect existing woodland and heathland resource, particularly through the creation of additional broadleaved woodland and heathland mosaics. Extension or recreation of woodland should have regard to the historic pattern.*

- *Ensure the existing ancient woodland resource is brought into management, including reintroduction of coppice management where appropriate.*
- *Conserve the remaining areas of pasture and consider opportunities for restoration of pasture to create a mixed landscape mosaic. In particular retain and enhance areas of small irregular fields.*
- *Conserve and enhance the historic parkland landscapes with their associated woodland in order to retain the design qualities they bring to overall landscape character. Replace historic planting schemes in and around parks and safeguard the setting of historic parks.*
- *Conserve the recreational value of the landscape by continuing to maintain open access opportunities and rights of way including the Greensand Ridge Walk, John Bunyan Trail and woodland/forestry access.*
- *Enhance the condition and structure of hedgerow boundaries - reinstating sections so as to strengthen landscape pattern and ecological value.*



- *Monitor the growth of nurseries and their impact on landscape character.*

2.6 Clearly, the objectives of this Parkland Management Plan for Flitwick are recognized and supported by both the Landscape Strategy and Landscape Management Guidelines which pinpoint the need to ‘*Conserve and enhance the historic parkland landscapes with their associated woodland in order to retain the design qualities they bring to overall landscape character. Replace historic planting schemes in and around parks and safeguard the setting of historic parks.*

### **Setting**

2.7 Flitwick Manor park is situated on the immediate outskirts of Flitwick which lies to the north east. The town, however, is largely screened from view due the presence of perimeter belts of mature woodland and the Arboretum. A self enclosed green space results. The Park is easily identifiable from a distance as the mature conifers, which make such a contribution to its character, become a notable feature of the skyline see photograph below:



2.8 In the 19<sup>th</sup> century the park extended northwards to encompass land know as the Mount. (see 4.3 1881 First edn 6inch map). This has now all been built on with residential housing occupying much of this land and is now an integral part of Flitwick, apart from Mount Hill a motte and bailey which remains as a circular green space.

## 3.0 Ownership, PROW, Access, Designations, Current Management, Archaeology

### Ownership

- 3.1 The Project Area is owned by two landowners: Flitwick Town Council (FTC) and Best Western Hotels. Best Western Hotels own Flitwick Manor House and retain the gardens, walled garden around the house including the bridge/grotto and, the avenue leading from the east entrance (with brick piers and ironwork gate). A further small part of this Registered Parks and Gardens (RPG) area including end of avenue in separate private residence 'The Old Farmhouse'. There is a restrictive agreement over use of the triangle of land at the north entrance adjacent to the bungalows. This remains fenced.

### Total Parkland Extent (RPG) 22.46 Ha

Extent of Parkland Owned/Managed by FTC: c16.5Ha

Extent of land owned by Best Western Hotels: 5.96 Ha

### Historic Designations across the RPG

- 3.2 National Heritage List for England (NHLE) designations in this ownership (see **Fig 3.1 Designations**)
- Flitwick Manor Park Grade II List Entry Number (LEN): 1000383
- 3.3 National Heritage List for England (NHLE) designations in project boundary
- Flitwick Manor House Grade II\* LEN: 1137690
  - Grotto approx. 50m south west of Flitwick Manor Grade II LEN:1321732
  - Old Farmhouse Grade II LEN: 1113912
- 3.4 NHLE designations outside project boundary
- Church of St Peter and St Paul Grade I LEN: 1137705. The church lies immediately adjacent to but not within the RPG and contributes to the parkland aesthetic.
- 3.5 Selected Heritage Inventory for Natural England (SHINE) sites (of High Priority) (see Designations map)
- Flitwick Manor Landscape Grounds Ref: DBD5940

### Environmental Designations across the RPG:

- 3.6 County Wildlife Site
- Flitwick Manor County Wildlife Site was notified in 2007 and extends over 22.4ha encompassing the entirety of the RPG area owned by the Town Council and includes two meadows to the south west, outside of the

RPG. The site is described as a '*Habitat mosaic containing semi-improved grassland, mature trees, secondary woodland, marshy grassland, swamp and open water including a river, streams, ditches, a pond and lake*'. The full citation and map is held by the Bedfordshire and Luton Biodiversity Recording and Monitoring Centre <https://www.bedscape.org.uk/BRMC/newsite/index.php>

- River Flit County Wildlife Site includes the section of river forming the south eastern boundary of the RPG. Notified in 1990 with clarification of boundaries in 2007, overall, this CWS extends over 39.2ha. The citation covers '*River and adjacent habitats, including ponds, leat, ditches, rough grassland, ruderal vegetation, scrub, copses, plantations, wet woodland, mature trees and pollards*'.

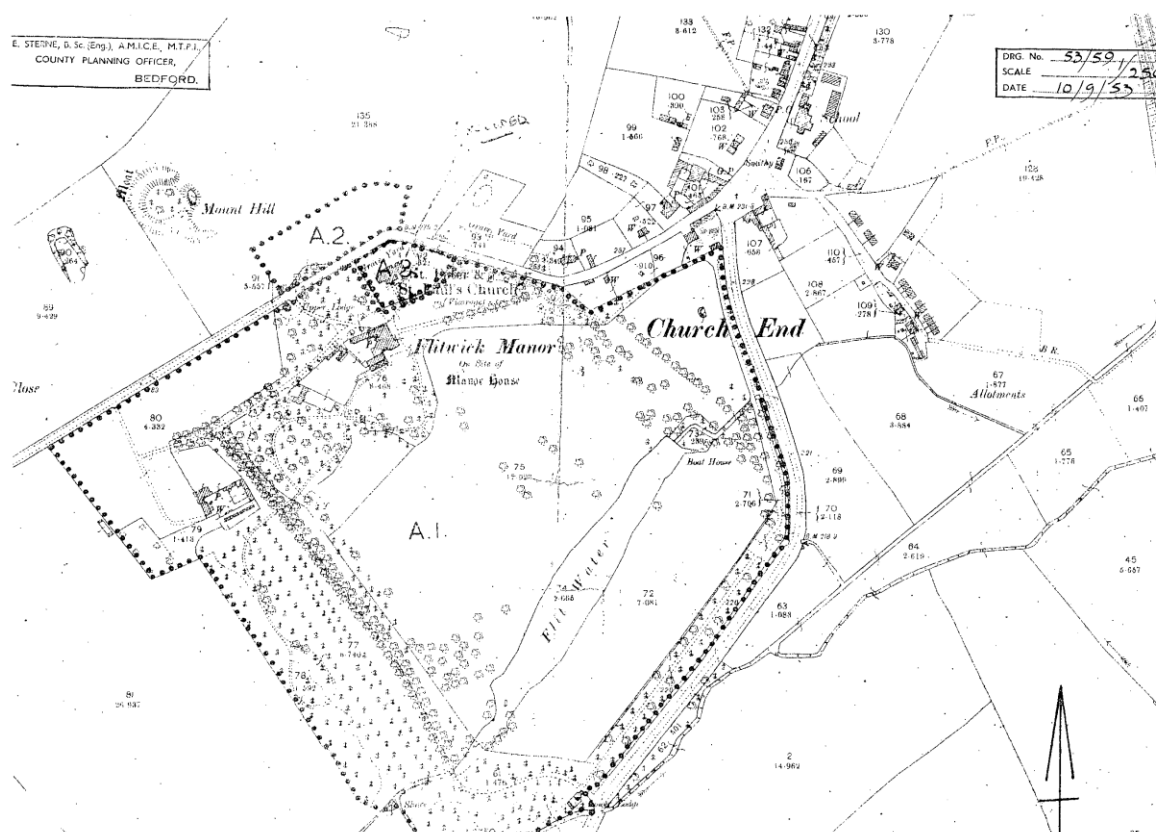
- 3.7 The full citation and map is also held by the Bedfordshire and Luton Biodiversity Recording and Monitoring Centre <https://www.bedscape.org.uk/BRMC/newsite/index.php>

### European Protected & Biodiversity Action Plan Priority Species

- 3.8 Great Crested Newt a European Protected species were recorded under a garden log at Flitwick Manor in 2013.

### Tree Preservation Order

- 3.9 There is a blanket TPO across the site designated in 1954. whole site has a Tree Preservation Order [TPO] designated in 1954. (see plan below and also in Appendix 10B). The site contains a Champion Alder Tree and several Champion Oaks and several veteran trees — see Veteran Tree Survey Appendix 10B and Detailed Tree Assessment Appendix 10C.



**Bedfordshire Wildlife Priority Area**

- 3.10 The wetlands of the Flit Valley, of which the Manor Park is a part, are identified as one of Bedfordshire's seven Wildlife Priority Areas in "A Nature Conservation Strategy for Bedfordshire" published by Beds County Council and English Nature 1994.

**Nature Improvement Area (NIA):**

- 3.11 Nature Improvement Areas (NIAs) are large scale initiatives set up in England and operated by local partnerships where there are the greatest opportunities and benefits for biodiversity. There are 12 nationally designated areas. An area of 27,300ha corresponding to the Natural Character 90 The Greensand Ridge has been locally designated as a NIA.

**Biodiversity Opportunity Network**

- 3.12 Ickwell Bury lies within an area identified in 2006 by the Bedfordshire Luton Biodiversity Forum as having the potential to expand and link existing priority habitats such as woodland, wetland and grasslands to expand ecological networks and give space for populations to expand and move through the landscape.

**Current Agri-Environment Schemes**

- 3.13 The Town Council land is in a Higher-Level only Stewardship scheme (Ref: AG00321776). This is due to expire 30/11/2022.

**Access**

- 3.14 The park is a public open space that is fully accessible by the public on foot with no restrictions. (See **Fig 3.1 Designations and Access**) There is a small disabled space car park that is operated by a pass system at the south east corner and this also doubles as the main pedestrian access. From this point a circular path is routed around the perimeter of the park running close to the north side of the lake, running through the Arboretum before emerging below Flitwick manor and then re-joining the entrance on a small section of tarmacked path. Apart from the tarmac section all paths are unsurfaced and, as they are heavily used, form unsightly desire lines through the parkland sward. Part of the path is also on the Flit trail and 7.5 mile trail promoted by Flitwick Town Council which runs from Westoning to Silsoe.



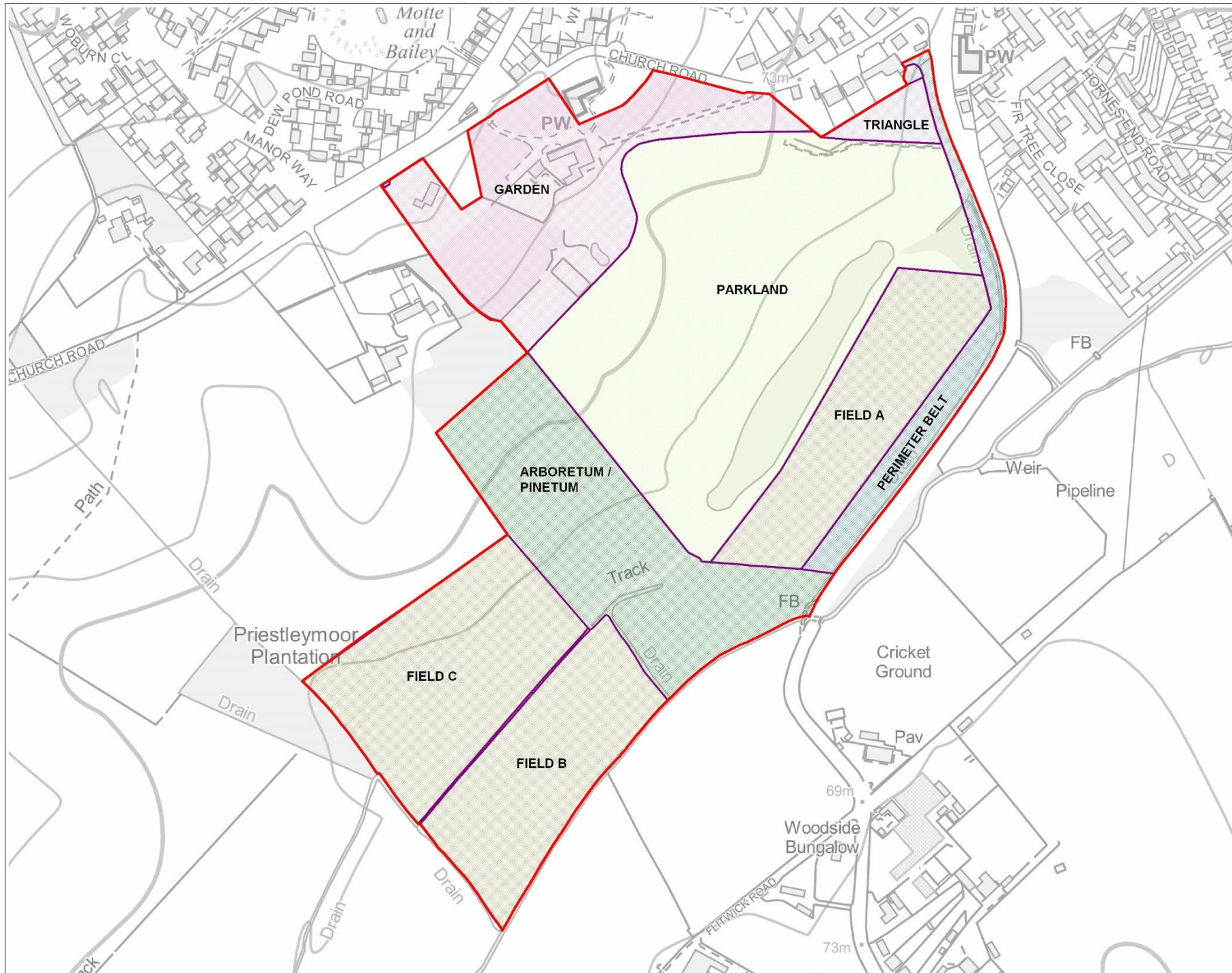


- 3.15 Apart from the unsightly nature of eroded path surfaces in the park there is also an issue where the circuit path enters the Arboretum at its most northerly point. Here the path, which has no formal surface at this point, has to navigate a steep earth bank and is surrounded by dense vegetation. This access point does not meet Countryside for All standards in terms of minimum path width, surfacing or minimum gradients and should be reviewed.
- 3.16 The main path through the Arboretum , which historically was used to access the house and is now lined with Sweet Chestnut, still connects with the A5120 road to Westoning via a gateway which is the subject of a structural survey. (See Section 6.0). The Lodge which used to exist at this point has long since disappeared.
- 3.17 There is also an informal, short circular section of path that runs through the 2 fields in the SW corner.
- 3.18 There is no formal access from Manor Park hotel into the park

### **Management**

- 3.19 The park is managed as grassland using two management techniques: cutting with forage harvester and grazing with cattle from June to October. (**see Fig 3.2 Land use**) The bulk of the park, marked as Parkland on Fig 3.2 which runs from the lake to the ha-ha is managed with a late cut in July August with arisings removed. The field to the south of the lake (A) and the marshy field to the north of the river Flit (B) are grazed by cattle in the summer months but there are proposals to extend this management regime to embrace the field to the north (C) as part of a rotational management system. The breed of cattle is Limousin. The numbers vary depending on graziers and the quality of grazing in each paddock but usually numbers are around 3 and 10 head per paddock and never exceeds 15 in the largest paddock to avoid over grazing. Grazing is carried out between 1<sup>st</sup> June and October 31<sup>st</sup> each year. One of the principal objectives of using cattle is to control areas of soft rush (*Juncus effusus*) and this is having some success. A small triangular area of land north of the parkland remains fenced and unmanaged at this time. The woodland , defined by the Arboretum / Pinetum and perimeter belt marked on **Fig 3.2 Land use** is subject to various interventions which arise due to health and safety considerations or in relation to the protection of structures. However, there is a plan which is being forward at the present time to control the growth of holly and rhododendron in specific areas.





**Key**  
 Study Boundary

**DRAFT**



Date	Details	Revision
05/09/22	Revised Study Boundary.	-01

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey © Crown copyright and/or database right 2022. Licence No. 0100031673. Study Boundary data © Flitwick Town Council 2022.



**Client** Flitwick Town Council

**Project** Flitwick Manor Park, Bedfordshire

**Title** Figure 3.2 Land Use

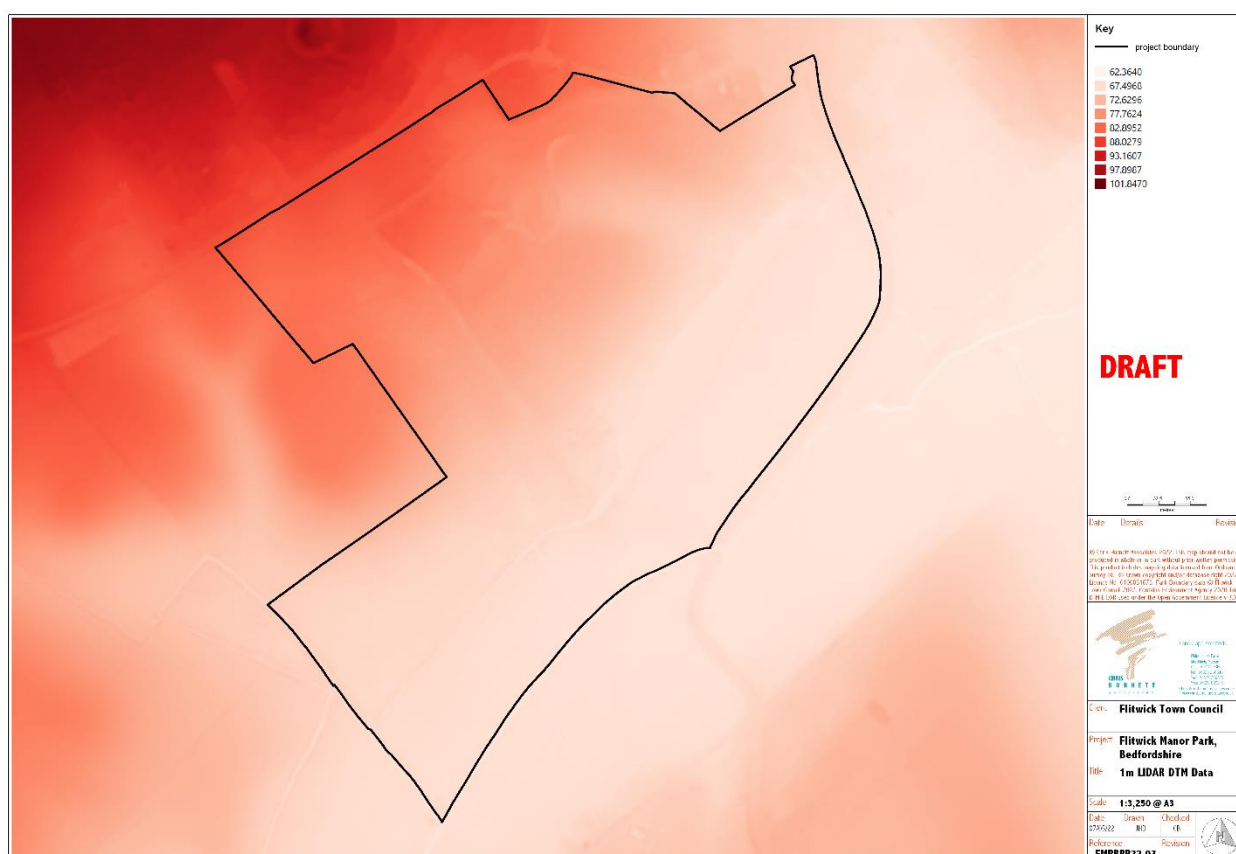
**Scale** 1:3,250 @ A3

Date	Drawn	Checked	
05/09/22	JHD	CB	
Reference	Revision		
FMPBP22.11	-01		

- 3.20 Ragwort (*Senecio jacobea*) is becoming increasingly endemic in the principal parkland area and causing a management issue.

### Archaeology

- 3.21 The Historic Environment Record for Bedfordshire was consulted (HER No. 726). The monument type recorded was Landscape Park, which is listed as Grade II on English Heritage's Register of Parks and Gardens and the history of which is set out in more detail in Section 4.0 There were no Associated Finds or Events recorded. No fresh archaeological walkover survey was commissioned as a result of this study and the Lidar (**Fig 3.3 below**) appears to be too crude to yield any useful information other than defining the line of the ha -ha, watercourses and waterbodies.



### Boundaries Structures

- 3.22 Evidence of boundary walls, gates and railings are absent with limited exceptions. The formal gates to the Manor House remain at the end of the lime avenue as does the ha- ha which defines the boundary between park and garden and is discussed in more detail in Section 6.0 Historic Structures. Other above ground structures which also can be covered as archaeological items of interest are the Cascade, the Bridge in the Arboretum and the Gate pillars. These are also discussed in more detail in Section 6.0.



## 4.0 Historical Development

### Introduction

- 4.1 The aim of this part of the report is to trace how the landscape of Flitwick Manor Park has evolved up until the present day as a basis for proposals to conserve its significant elements into the future. It should be read in association with a chronology of landscape events compiled as **Appendix 2.0**. The historical analysis has reviewed the history of the whole estate landscape of Flitwick Manor, in the past, in order to put into context, the area now managed by Flitwick Town Council, which is a fragment of its former extent. Furthermore, the analysis seeks to understand the links between this estate landscape and others situated along the Greensand Ridge.

### Sources

- 4.2 A number of short narrative histories, associated with earlier studies of the estate landscape have already been undertaken to explain how the estate landscape has evolved up to its present form. These have been our starting point.<sup>2</sup> Material in the Bedfordshire Archives, particularly the Lyall papers have also been reviewed to establish the extent of information held on the estate construction, particularly the areas currently managed by Flitwick Town Council. There is an uncommonly good range of map evidence from 1717<sup>3</sup> to the present day showing the form of the estate. For the John Thomas Brooks period of ownership, 1817-1858, there are, furthermore, exceptional records of the plants introduced into the gardens and park, as well as the overall arrangement, design features and layout. Particularly notable is a manuscript book describing the estate elements, (1838), (LL 17/284), and J. T. Brooks, *Hortus Botanicus Flitwickensis* (c 1838-42), (LL 19/1), (both held in Bedfordshire Archives and Record Office). Brooks also kept a detailed diary which is also in the Bedfordshire Record Office but which has been, in the main, reprinted by the Bedfordshire Historical Record Society<sup>4</sup> and which provides a time frame for his projects. Later history is less comprehensive but nonetheless good enough to chart the changes in the extent and layout of the estate up to date.

---

<sup>2</sup> These include <https://historicengland.org.uk/listing/the-list/list-entry/1000383?section=official-list-entry> [accessed 6 June 2022, Wells and Way history in Flitwick Manor Park Management Plan 2018-2022 of November 2018 prepared by the Greensand Trust. pp 4-8.

<sup>3</sup> A True Mapp and Plott of Several Closes, Orchards & Gardens etc, belonging to the Homestead and Mansion House situate and being in the parish of Fleetwick, in the County of Bedford, being the Estate of Benjamin Rhodes, measured September 1717 by George. Lettin (LL17/38). George Lettin was a surveyor and had already in 1712 measured Woodhall Farm Meppershall belonging to the Duke of Kent. Bedfordshire Archives X1/97/38

<sup>4</sup> The Diary of a Bedfordshire Squire: John Thomas Brooks of Flitwick 1794-1858, edited by Richard Morgan (BHRS Volume 66, 1987)

## Stages of development

### Before 1717

- 4.3 The earliest surviving part of the Manor House today dates from the early 1600s. Little is known about this house and whether or not it was on the site of an even earlier property and nothing is known about its surroundings from contemporary records however, a map of 1717 created from a measured survey, at the end of that period,<sup>5</sup> shows precisely the manor house and its setting before latter reworking. The house, and a group of associated buildings, is shown separated from the Church by a road, which ran quite close to it. This is tree lined showing a formal double avenue of trees on the approximate line of the current Lime Avenue. A second routeway or lane followed the line of the current Sweet Chestnut Avenue. Three small gardens existed on the east and south sides of the house, one of them walled and immediately beyond was an orchard. Beyond the yard on the to the west of the house, a wooded area the Elms, was located and the land to the north of the Church was occupied by Orchard Close and Mount Hill. Warren (near a Brick Kiln), Little Warren Close and a Hopp Ground were located to the south east of the house. Church End Mead, a name that implied water meadows was situated adjacent to the Flit, a small stream, at this date. The Closes including the Hopp Ground later became the Park, associated variously with names such as "The Paddock," "Home Grounds" and "Park" in various documents relating to Flitwick.

---

<sup>5</sup> Op. cit. 2

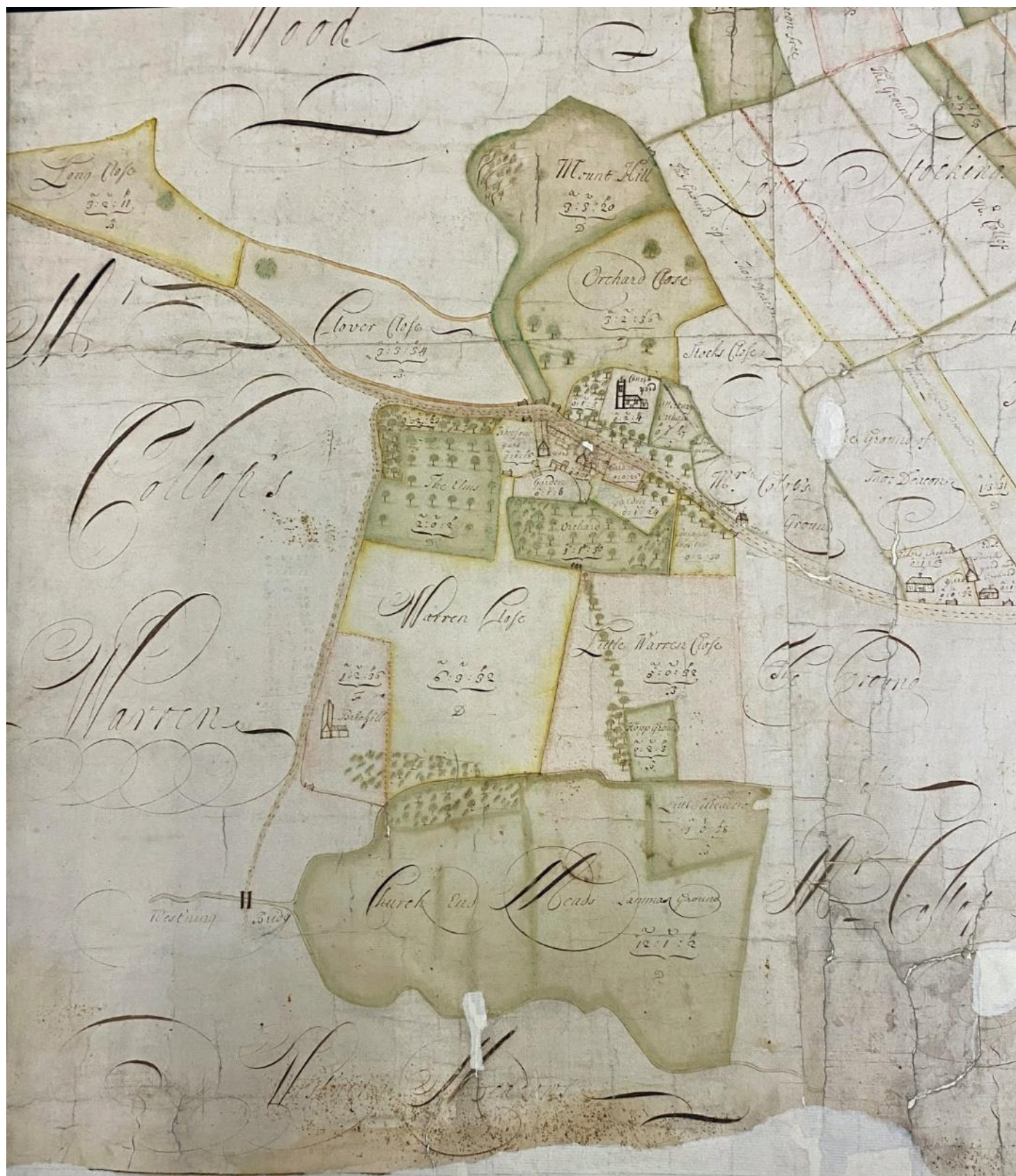


Fig 4.1. A True Mapp and Plott of Several Closes, Orchards & Gardens etc, belonging to the Homestead and Mansion House situate and being in the parish of Fleetwick, in the County of Bedford, being the Estate of Benjamin Rhodes, measured September 1717 by George. Letti



### The 18<sup>th</sup> Century before the Brooks ownership

- 4.4 The house was reworked in the early 18<sup>th</sup> century reputedly about 1736. This probably took place after it came into the ownership of Humphrey Dell of Maulden. It is almost certain that during the first half of the 18<sup>th</sup> century, the park which now is the core area of Manor Park, was laid out in some naturalised form with clumps of trees and Flit Water. The Flit had been stopped up to form two inter-connecting ponds in the park and this was recorded on Jeffrey's County Map of 1765<sup>6</sup>. In a note in John T Brook's descriptions of the same area made in 1838 he records that the area, which he calls "The Home Grounds" featured "fine old timber trees especially Beech and Scotch Pine. Specimens of both of these kinds have attained a very large size<sup>7</sup>." So possibly date from the period of Dell.
- 4.5 Dell died in 1765 and Ann Fisher, his god daughter, inherited the estate. There is no information about changes in the landscape during the period of her ownership. She was still a minor when she inherited. [ born 1757] so management fell to her father. A single image of the house and relationship to the church and its immediate setting survives for 1776 revealing that the property was of sufficient status at that date to appear in a publication<sup>8</sup> as well as, in part, the layout around the house. ( see Fig 4.2)



Fig 4.2 A View of Flitwick Church in Bedfordshire taken from the Garden of J Fisher Esq., Building on right possibly a ruin?

<sup>6</sup> Jeffrey's map of Bedfordshire

<sup>7</sup> Bedfordshire Archive. Flitwick House and Grounds Mss. LL 17/284 p25.

<sup>8</sup> Bedfordshire Archives LL18/26

## The Brooks Years

- 4.6 Three generations of the Brooks' owned Flitwick Manor and estate lands surrounding the house between 1789 and 1934.

### George Brooks and Anne Fisher Period

- 4.7 The Brooks family acquired Flitwick through marriage in 1789 when George Brooks became second husband of Ann Fisher. The 1793 Map of Parish of Flitwick, principally belonging to George Brooks, Esq. (R1/250) <sup>9</sup>shows that there had been considerable changes since 1717. The area east of the house is shown as having been formed into one large park called the Paddock, bisected by the Canal, fed by a local stream. A line on the approximate line of the ha-ha, which still exists today, suggests this was in place by this time. Also, the map shows groups of trees in the paddock in an informal arrangement. All these elements suggest there had been a scheme to 'naturalise' the landscape before George Brooks acquired the land. An amalgamation of Closes also occurred west of the church where Orchard Close and The Mount Hill area are shown merged. Additionally, Flitwick Wood is shown with a series of rides cut through it, possibly for hunting. This is part of the estate which George Brook's son subsequently ornamented with a series of shelters and garden buildings.
- 4.8 The extent of the land holdings of the estate are even more clearly shown on Fig 4.3 map of 1810<sup>10</sup> showing Land holdings extended on all sides of the Manor House The land holdings are delineated with a red line and supported by a terrier of lands and tenants holding particular areas.

---

<sup>9</sup> Bedfordshire Archives R1/250 Permission to reproduce needed from Woburn Estates via Beds. Archives.

<sup>10</sup> Bedfordshire Archives LL 17/341 A map or plan of an estate belonging to George Brooks esq. (except 229 acres 3 roods 13 poles of which he has only a lease) in the parish of Flitwick in the County of Bedford. Surveyed by Mr Thorpe

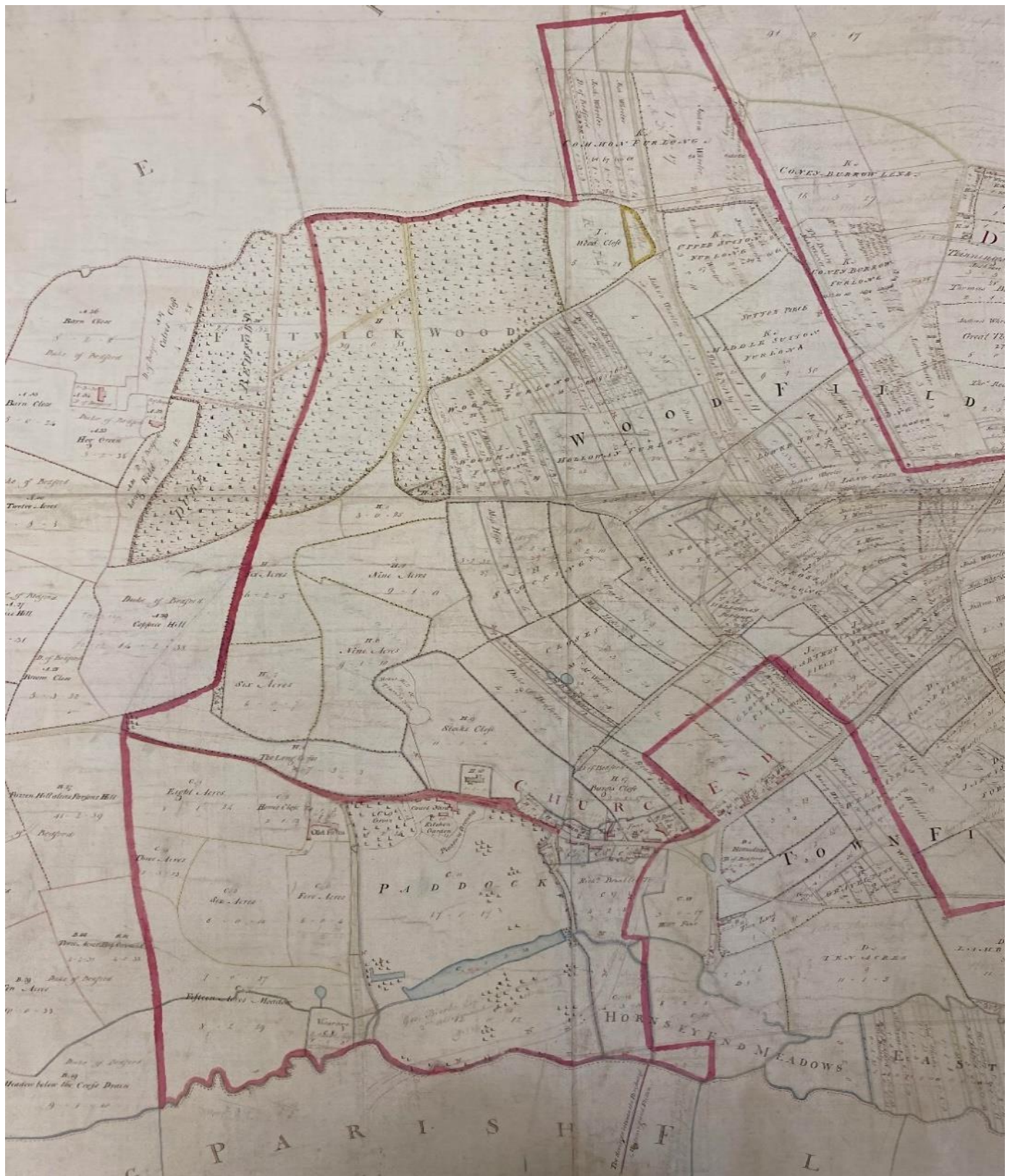


Fig 4.3 Map showing most of the holdings of George Brooks c 1810. Pencil lines show lines of roads diverted after 1828



- 4.9 George Brooks never lived at Flitwick Manor and from 1802 leased it to Robert Trevor who occupied the house 1802-1816.<sup>11</sup> During the tenancy some alterations to the house were made<sup>12</sup> and it is reported they had plans to alter the property further but subsequently purchased Tingrith Manor Estate. Trevor also was tenant of the gardens, paddock, water, meadow, “part of the old road” and other fields and closed contiguous to the house and gardens. No evidence of works that might have been carried out to the grounds during his occupation has been located. On George Brook’s death the estate passed to his son, John Thomas Brooks.

### **John Thomas Brooks Period c1817-1858**

- 4.10 It is during the period of ownership by John Thomas Brooks that most is known about the estate landscape at Flitwick, largely through his own assiduous record keeping on the landscape, and it is the information about Flitwick during his occupation which makes the estate particularly important as a designed landscape. The landscape at Flitwick was his passion which he recorded in detail. Additionally, he had a wide circle of horticultural and botanical friends and acquaintances including J C Loudon, W J Hooker, R H Webb, W H Coleman, John Ansell and John Lindley, James Forbes, some of whom he knew, and some of whom published comments on Flitwick. More is known, therefore, about this estate landscape during this period than many others dating from the early 19<sup>th</sup> century.
- 4.11 Brooks only permanently moved to Flitwick Manor after the end of the tenancy of Robert Trevor and further noted in his diary that he left Montpelier House in Twickenham on the death of his mother in 1834,<sup>13</sup> presumably living between Flitwick and Twickenham until that date.
- 4.12 He describes the estate’s extent in 1838 in his comprehensive manuscript description of the estate as comprising, “about 1000 acres, 186 acres in occupation of the proprietor, 13 devoted to the gardens, 60 to the wood and plantations and the remaining 113 occupied as pasture for the deer and Home Farm... The Home Farm is for the most part excellent land... not only for pleasure but for profit also<sup>14</sup>.” The contents of this manuscript are key to understanding the layout of the whole estate and also the area now managed by Flitwick Town Council.
- 4.13 Over the 186 acres referred to in the manuscript he made about Flitwick, he developed the gardens, an arboretum, pinetum, orchards, domestic gardens for each season of the year, parkland and woodland all as a

---

<sup>11</sup> Bedfordshire Archives article on the Trevor family’s projects etc. On moving out of the house the family purchased Tigrith Manor Estate close by. the Manor was demolished in the late 50s. The houses of Saint Nicholas Close were built upon the site.

<https://bedsarchives.bedford.gov.uk/CommunityHistories/Tingrith/The-Trevor-Family-of-Tingrith.aspx> accessed 12 June 2022.

<sup>12</sup> Trevor used Mr Salmon to draw up the plans. This could be Robert Salmon who was estate surveyor at Wobun and also who assisted Henry Holland at Southill as Clerk of Works. He designed the model farm at Woburn. It seem this is the same Mr Salmon and if so, shows the connections between the great estate of Bedfordshire.

<sup>13</sup> The Diary of a Bedfordshire Squire edited by Richard Morgan, Bedfordshire Historical Record Society pp 3

<sup>14</sup> Bedfordshire Record Office LL/17/284 Mss. “Flitwick House & Its Grounds etc.,” p 1

setting to the house. Further, he ornamented a detached pleasure ground at Flitwick Wood and made a prospect tower on Mount Hill from which the park or home grounds could be viewed across the house rooftops<sup>15</sup>. Knowledge of the project is augmented by consulting his diaries<sup>16</sup> and Hortus Botanicus Flitwickensis c.1838-1842<sup>i</sup>, which lists plants in his collection, organised by sections of the estate landscape and annotated with plant sources and thus indicating his network within the horticultural world.

- 4.14 Moreover, Mary Ann Brooks (1822- 1848) kept a diary, which is useful for monitoring the progress in her father's garden at Flitwick. If she made any design or other contributions to the gardens, other than making a record of it, is yet to be properly assessed.<sup>17</sup>
- 4.15 Critical to enabling the development of Brooks' landscape projects at Flitwick was the diversion of the public roads away from the immediate area of the house and its immediate setting. This was undertaken in 1829 after an appeal had been made by Brooks to the Quarter Sessions Court and approved. The public roads were transformed into private approaches and two lodges built in 1831 named the Upper and Lower lodges which controlled private access to the grounds and extended the private area of the grounds. A tunnel under the road near the church was created to link Mount Hill Flitwick Wood and parkland north of the house. Following these actions, within two years, wire fencing had been erected around the park<sup>18</sup>, presumably for stock control, and glass houses constructed.<sup>19</sup> See plan of the layout for the estate on **Fig. 4.4 1838 map** below.

---

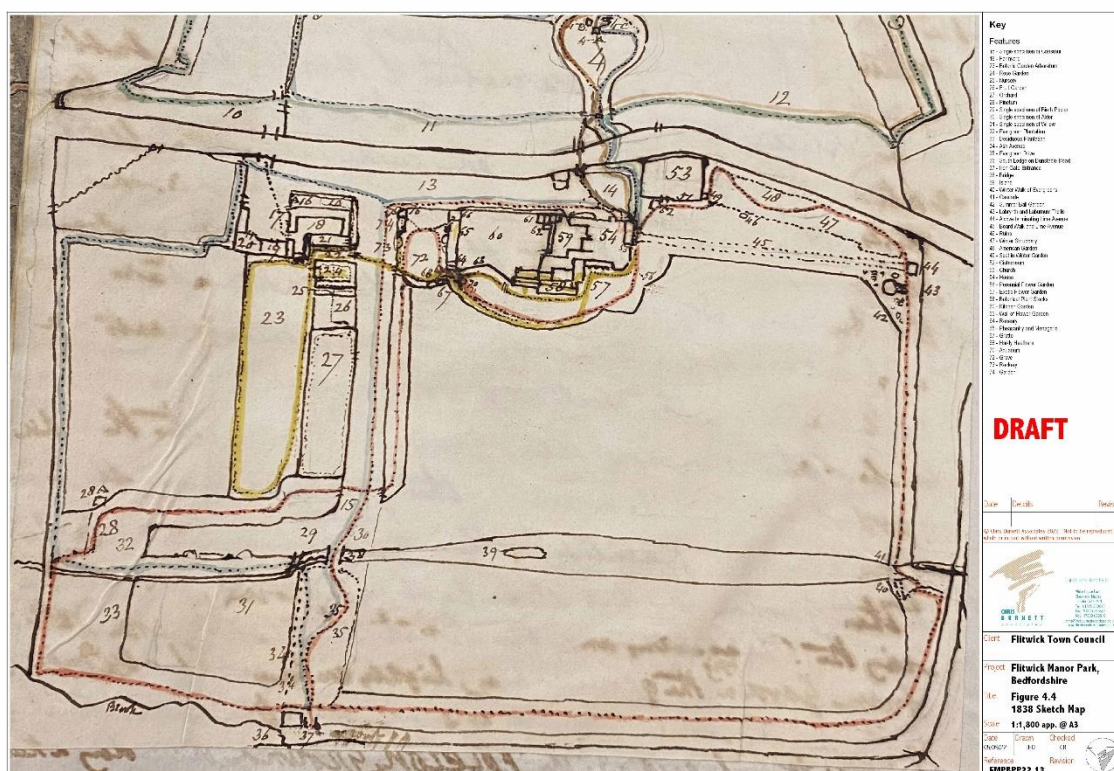
<sup>15</sup> Flitwick Wood is now detached from the inner estate. It is now a local nature reserve managed by Central Bedfordshire Council and the Woodland Trust. See [https://magic.defra.gov.uk/MagicMap.aspx?startTopic=Designations&activelayer=lnrIndex&query=REF\\_CODE%3D%271009516%27](https://magic.defra.gov.uk/MagicMap.aspx?startTopic=Designations&activelayer=lnrIndex&query=REF_CODE%3D%271009516%27) [ accessed 6 June 2022

<sup>16</sup> Op cit 10

<sup>17</sup> Bedfordshire Record Office LL19/2

<sup>18</sup> The Flitwick Management Plan 2018-20 notes remnant wire fencing exists on the eastern boundary should reference to style be needed.

<sup>19</sup> Op cit 11 p 2. Recorded in J T Brooks' diary.



**Fig 4.4 1838 map showing layout of entire park with Mount Hill to the north.**

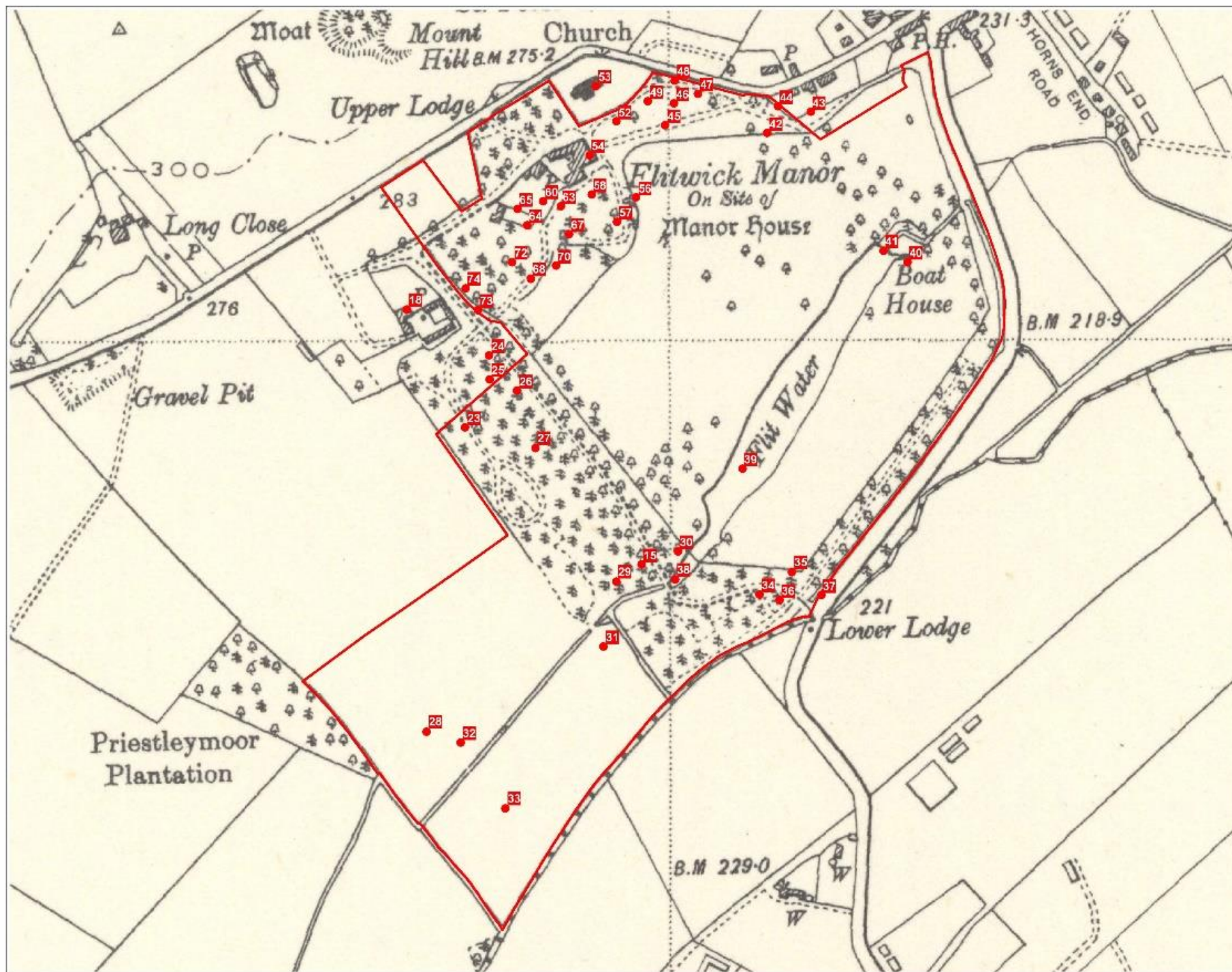
- 4.16 John Claudius Loudon visited in 1829 and one can only speculate that this was an incentive to Brooks to begin his landscape projects. He visited twice in that year, once in June and again on November 18<sup>th</sup> when it is noted that “Mr Loudon arranging as to planting an arboretum.”<sup>20</sup>
- 4.17 Using these two key documents, the Flitwick House and Gardens manuscript<sup>21</sup> and the botanical record of the plants in Hortus Botanicus Flitwickensis<sup>22</sup> the layout of the estate and plants within any compartment of the estate landscape can be pieced together. In the manuscript book is a hand drawn diagrammatic map (Fig 4.4) which notes all the compartments of the estate landscape, locates ornamental buildings and structures introduced by J T Brooks into the landscape. It also included a series of walks marked on the map in variant colours denoting differing routes one might take to explore the landscape to discover different elements at different seasons of the year. The Hortus Botanicus Flitwickensis is arranged by compartment thus allowing one to understand the planting of each area reputedly, using De Jussieu's system of system of plant classification. ( See **Fig 4.5 1838 overlaid on 1881 map** overleaf, showing compartments, boundaries with walks marked in colours)

<sup>20</sup> Op cit p 1 Recorded in J T Brooks' diary.

<sup>21</sup> Bedfordshire Record Office LL/17/284

<sup>22</sup> Bedfordshire Record Office LL19/1





**Key**

— Study Boundary

**1838 Features**

- 15 - Single room of Church
- 16 - Church
- 22 - Before Garden Abandon
- 24 - Flower Garden
- 25 - Garden
- 26 - Flower
- 27 - Orchard
- 28 - Orchard
- 29 - Single room of Flitwick Manor
- 30 - Single room of Flitwick
- 31 - Single room of Flitwick
- 32 - Flower
- 33 - Flower
- 34 - Flower
- 35 - Flower
- 36 - Flower
- 37 - Flower
- 38 - Flower
- 39 - Flower
- 40 - Flower
- 41 - Flower
- 42 - Flower
- 43 - Flower
- 44 - Flower
- 45 - Flower
- 46 - Flower
- 47 - Flower
- 48 - Flower
- 49 - Flower
- 50 - Flower
- 51 - Flower
- 52 - Flower
- 53 - Flower
- 54 - Flower
- 55 - Flower
- 56 - Flower
- 57 - Flower
- 58 - Flower
- 59 - Flower
- 60 - Flower
- 61 - Flower
- 62 - Flower
- 63 - Flower
- 64 - Flower
- 65 - Flower
- 66 - Flower
- 67 - Flower
- 68 - Flower
- 69 - Flower
- 70 - Flower
- 71 - Flower
- 72 - Flower
- 73 - Flower
- 74 - Flower
- 75 - Flower
- 76 - Flower
- 77 - Flower
- 78 - Flower
- 79 - Flower
- 80 - Flower
- 81 - Flower
- 82 - Flower
- 83 - Flower
- 84 - Flower
- 85 - Flower
- 86 - Flower
- 87 - Flower
- 88 - Flower
- 89 - Flower
- 90 - Flower
- 91 - Flower
- 92 - Flower
- 93 - Flower
- 94 - Flower
- 95 - Flower
- 96 - Flower
- 97 - Flower
- 98 - Flower
- 99 - Flower

**DRAFT**

0 10 20 30

Date	Details	Revision
05/05/22	Revised Study Boundary	01

© Chris Barnett Associates 1972. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey 1999. Crown copyright and/or database right 2002. Licence No. 0100291672. Study Boundary data © Flitwick Town Council 2022.

**Client** Flitwick Town Council

**Project** Flitwick Manor Park, Bedfordshire

**Title** Figure 4.5 Location of Features indicated on 1838 Sketch Map

**Scale** 1:3,250 @ A3

Date	Drawn	Checked
05/05/22	HD	CR

**Reference** FMPBPP22.14

**Revision** -01

4.18 Within the area now managed by Flitwick Town Council, Brooks planted the following compartments:

- 15 Single Specimens Chestnut
- 23 Botanic Garden Arboretum
- 25 Nursery
- 26 Fruit Garden
- 27 Orchard
- 28 Pinetum
- 29 Single Specimens of Birch and Poplar
- 30 Single Specimens of Alder
- 31 Single Specimens of Willow
- 32 Evergreen Plantation
- 33 Deciduous Plantation
- 34 Ash Avenue
- 35 Evergreen Drive
- 36 South Lodge of Dunstable Road
- 37 Iron Gate Entrance et al
- 38 Bridge
- 39 Flit Water
- 40 Winter Walk of Evergreens
- 41 Cascade



- 4.19 The diagrammatic plan, Fig 4.4, shows that Brook's scheme extended south west towards the current Priestley Moor Plantation and between a field boundary and Flit Brook through this field he laid out his Pinetum. [28]. The pinetum comprised pines, firs, cedars and larches with a walk to it passing a summer seat marked as 28a . Adjacent was an area of specimens of birch and poplar, [29] next to this were single specimens of alder, [30] single specimens of willow [31] and towards the south, or Lower Lodge, an evergreen and deciduous plantation. [32 and 33]. The planting of most of this area has now gone reverting to meadow with the exception of the evergreens which formed the immediate setting of the south or Lower Lodge and its gates.

**(Figs 4.6 Lower Lodge and gates)**



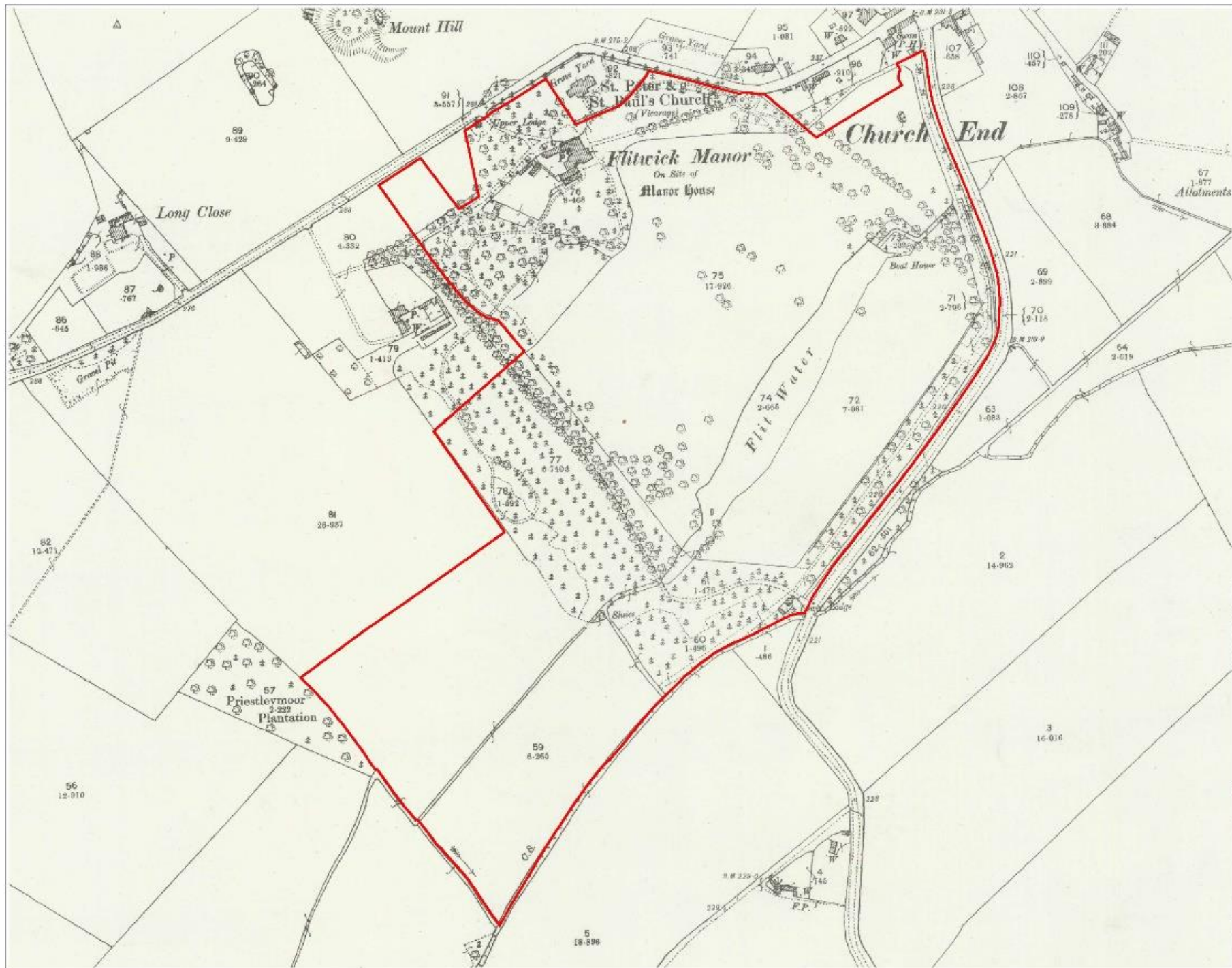
**Figure 4.6 Lower Lodge and gates**



- 4.20 The area of the Pinetum may never have worked well because of the wet nature of the ground<sup>23</sup>. It is not shown as a wooded area of any kind by the time of the survey for first edition Ordnance Survey in 1881. See **Fig 4.7 1881 map** also in Appendix 1.

---

<sup>23</sup> Op cit 3. pp50-51 in J T Thomas's diary describes the Pinetum planting in detail in 1843. Further west from the area was Priestley Farm where in 1806 The Duke of Bedford had been conducting experiments relating to water meadows., Joseph Elkington and William Smith, undertook then pioneering work to improve the land of the Duke of Bedford at Priestley Farm. Two drained fields sketched by William Smith in his 1806 publication are reproduced in Historic England's own study of water meadows. The fields are significant in the agricultural history of England because experimental irrigation and drainage conducted there was undertaken. <https://historicengland.org.uk/images-books/publications/iha-water-meadows/>



# Key

Study Boundary

**DRAFT**



Date	Details	Revision
05/03/22	Revised Study Boundary	01

OS Data: Ordnance Survey, 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey. OS Crown copyright and/or database right 2022. Licence No. 010029 071. Scale: Boundary data OS Flitwick Town Council 2022.



Client: **Flitwick Town Council**

Project: **Flitwick Manor Park, Bedfordshire**

Title: **Figure 4.7**  
1881 First Edition OS Map  
(25"=1 mile)

Scale: **1:3,250 @ A3**

Date	Drawn	Checked
06/06/22	FD	CR

Reference: **FMPBP22.15** Revision: **-01**







**Fig 4.8** Page from the manuscript book about the estate showing bridge [ above] and seat in Pinetum [below]

- 4.21 The drive to Lower Lodge and Gates passed through 34 and 35 to reach the Sweet Chestnut Avenue [15] over the bridge [38]. (See **Fig 4.8 bridge and seat** above). The description indicates that as well as an interest in the compartmented planting Brooks was also interested in the view and mentions the view into the Park / Home ground from a gap in the planting indicating this was contrived view point.
- 4.22 The Lower Lodge appears to have survived into the early 20<sup>th</sup> century when it featured on a number of postcards. These documentary cards are useful in indicating the back drop to the lodge too as show that the tree cover was considerably more open than it is today.
- 4.23 South west of the drive lined with Sweet Chestnut, but north west of the Pinetum and associated evergreen plantings was the Arboretum [ 23 ] and to its east the Orchard. [27] The Arboretum, whilst it included specimen trees, also included a very large range of shrubs. Using Hortus Botanicus Flitwickensis as the guide in

the Arboretum the range of plants are itemised<sup>24</sup> by genus and would provide a good guide should any replanting be contemplated in the future.

4.24 As all these areas of planting discussed here were newly planted during the lifetime of Brooks on land previously used for agriculture so the tree cover would have been less dense and more open than today. Now the arboretum trees are situated in a matrix of naturally regenerating woodland.

4.25 There is no record of John Thomas Brooks making alterations to the park which he refers to as the Home Grounds and Park as interchangeable terms, although he does illustrate it in his manuscript with images to and from the house . See **Fig 4.9 Views across the park from the house** below.

---

<sup>24</sup> Op cit p 38-107 cover planting in the arboretum which comprised a huge range of shrubs as understorey[?] and some specimen trees which could be used to guide any new planting.



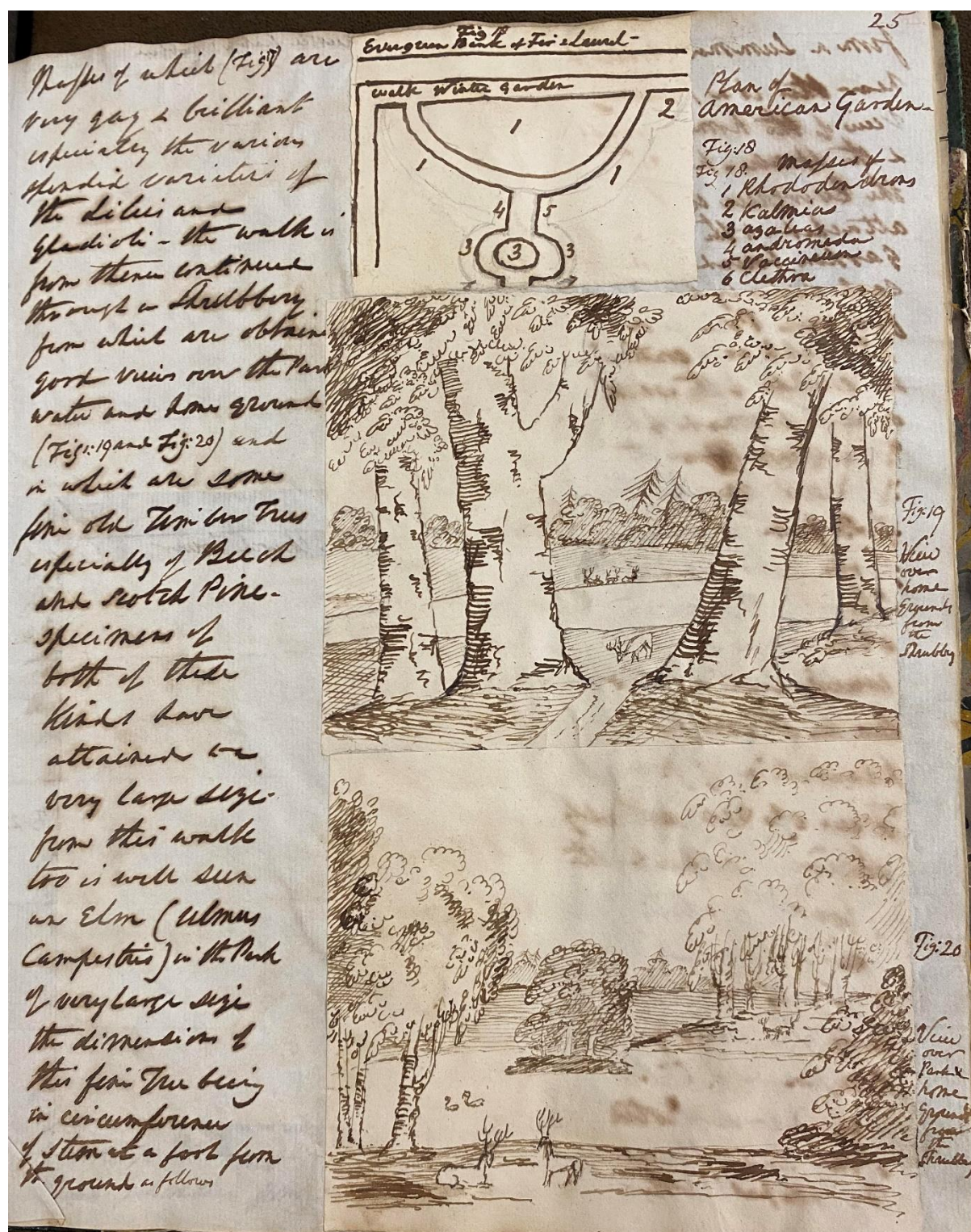


Fig 4.9 Views across the park from the house.

- 4.26 These two images above (Fig 4.9) indicate that the park was established with mature trees, deer and that the island in Flit water was tree covered. Although not referred to in the text, the plan indicates the cascade at the north east end of Flit Water [40] which was a feature on one of the marked walks around the park, reached by



a treelined path called Winter Walk [41] through the park which connected to a another known as the evergreen walk which now falls within the landscape area managed by Flitwick Manor Hotel.

- 4.27 The degree to which Flitwick's landscape projects might be considered innovative in the history of small estates during John Thomas Brooks' Day is conjectural. Brooks knew for instance James Forbes at Woburn. His massive record of Woburn Abbey's plant collection in *Hortus woburnensis*; a descriptive catalogue of upwards of six thousand ornamental plants cultivated at Woburn Abbey predates Brook's *Hortus Botanicus Flitwickensis* by five years and was a published book to which Brooks may have referred when considering his making own botanical record. He would have known Woburn Abbey which is close by to Flitwick and it is recorded that he visited that estate along with Wrest Park, Old Warden and Southill, all which had recently completed gardens and landscapes of a large scale and great stature which may have influenced Brooks. Moreover, he was a visitor to Kew on a regular basis and knew Hooker who had relatives in Bedfordshire. He was however clearly highly regarded as entries made in *Hortus Botanicus Flitwickensis* records gifts of plants from Forbes, Paxton and Loudon other well-known horticulturalists as well as purchases from major nurseries. If these places and people influenced Brooks, equally the estate was held in high regard and visits to Flitwick were made and the place praised in period publications including by both Forbes who said that Flitwick included "the most complete Arboretum containing the best private collection of hardy trees and shrubs..."<sup>25</sup> and Loudon who visited on route to Woburn Abbey during his first tour of gardens in England in July and August 1829.<sup>26</sup> In the case of Loudon he possibly offered advice on the layout of arboretum later in the same year.

### **John Hatfield Brooks**

- 4.28 John Hatfield Brooks inherited the estate on the death of his father and retired to it in 1863. There is no evidence that he inherited the zeal of his father for all things related to the landscape and it seems likely that the landscape settled into a period of careful maintenance until his death. Information on management is scant.
- 4.29 In 1867 Shirley's *Deer Parks* book mentions there is still a small park with Deer and it is reported that the house was altered in 1872 and in the same year the *Journal of Horticulture* reveals that it was one of a number of Bedfordshire sites with "gardens worth seeing"<sup>27</sup>. Head gardeners are noted in horticultural journals.
- 4.30 The 1881 Ordnance Survey 6 inch Plan, (**Fig 4.10 6 inch first edition**), is good evidence for the extent of the park, pleasure grounds and gardens as it shows this, by use of stippling. This plan reveals that the area north of Church Lane, including Mount Hill and north from it as parkland as well as the area to the south of the Paddock, gardens and pleasure ground. Concentrating on the area to the south of the house, the area stippled

<sup>25</sup> Forbes, J. *Hortus Woburnensis: A Descriptive Catalogue of Upwards of Six Thousand Ornamental Plants Cultivated at Woburn Abbey* 1833. pp239. Forbes went on to produce other catalogues for Woburn of the Pinetum, Willow collections etc.

<sup>26</sup> Reprinted in *In search of English Gardens*. Lennard Publishing 1987 pp22

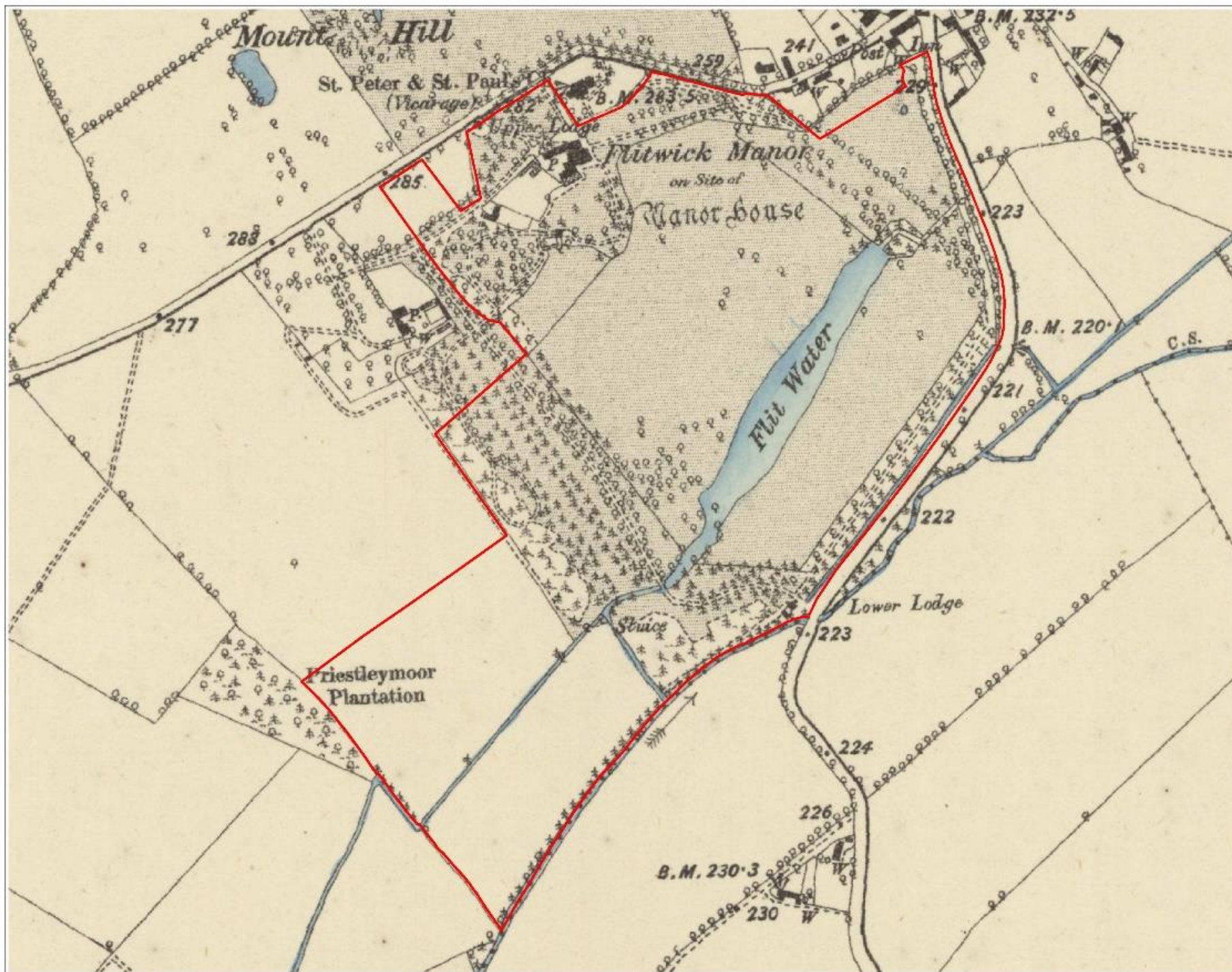
<sup>27</sup> *Journal of Horticulture and Cottage Gardener* October 13 1863 p 293

on the west side extends into the original Arboretum area and is either side of the Sweet Chestnut Avenue suggesting that the floor of this was a grass sward into which the systematically displayed trees and shrubs planted by John Thomas Brooks were set. The very western extent is shown as a belt of trees similar to that on the southern edge against the Westoning Road. The area occupied by the Pinetum on his father's map in the manuscript on Flitwick House and Grounds as gone suggesting that part of the project had failed.

- 4.31 Details of the organisation of planting is more clearly shown on the 25-inch Ordnance Survey Plan of the same date.<sup>28</sup>
- 4.32 Undoubtedly, in the second half of the 19<sup>th</sup> century the planting at Flitwick would have had a more open character than it has today as the trees could only have been some 30 to 40 years old. Period post cards from the beginning of the 20<sup>th</sup> century suggest a more open framework of trees than at present is the case. Fig 4.13 shows the South Lodge and back drop to it c 1907.

---

<sup>28</sup> Bedfordshire 1881 Ordnance Survey 6 inch Plan, ( Fig 4.10re Ordnance Survey Map xxv.7 25 inch series available from Bedfordshire Archives. Sheet xxv.3 shows the area of the estate north east of the Manor House.



Key

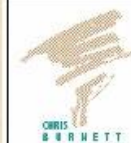
— Study Boundary

**DRAFT**

0 10 20 30

Date	Details	Revision
05/06/22	Revised Study Boundary	01

© Crown Copyright and Database Right 2022. Map is reproduced by permission of the Ordnance Survey. This product includes mapping data licensed from Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. 0100231-072 Study Boundary Data © Flitwick Town Council 2022.



Client **Flitwick Town Council**

Project **Flitwick Manor Park, Bedfordshire**

Title **Figure 4.10**  
1881 First Edition OS Map  
(6"=1 mile)

Scale **1:3,250 @ A3**

Date 04/06/22

Drawn I.D.

Checked C.R.

Reference FMPBPP22.16

Revision -01







**Fig 4.11 Lower Lodge and setting c 1907 showing open nature of tree canopy**

- 4.33 John Hatfield Brooks generously opened the estate to the public for various events, such as local bazaars and it is clear that there was a head gardener [ H W Nutt] at least until 1893 who maintained the estate's gardens and pleasure grounds<sup>29</sup>. The Flit was used for ice skating in 1895 when frozen over<sup>30</sup>. Theatrical events were also held using the grotto as a back drop for performances.<sup>31</sup> A Horticultural Show was held in the grounds in 1904<sup>32</sup>. No new innovations in terms of development appear to have occurred in his lifetime. He died in 1907.

## **The early 20<sup>th</sup> century**

- 4.34 Catherine Mary Frances Brooks (1853–1934) inherited the house on the death of John Hatfield Brooks and she lived there until her death in 1934. During her occupation there is equally little information about the maintenance of the grounds but in the period of her tenure, the condition of the estate may well have begun to decline. In 1909 she unsuccessfully tried to sell 8.5 acres of land for building land at East End, heralding the

<sup>29</sup> Quality of the grounds praised in Bedfordshire Mercury 5 August 1893

<sup>30</sup> Bedfordshire Mercury 2 February 1895

<sup>31</sup> For instance, reported 1899 Sir Alfred and lady Lyall used grotto as backdrop to play "Passing Clouds" Bedfordshire Mercury August 9th

<sup>32</sup> Bedfordshire Mercury 23<sup>rd</sup> August 1904

beginning of a series of sales of the outer reaches of the estate for housing. In 1927 a rating valuation for property in Bedfordshire described the Manor House and Old Farm and their condition, both of which were described as being very old and in poor condition<sup>33</sup>. Whilst the rating survey does not refer to the parkland or pleasure grounds, the valuer did in his report, describe the kitchen gardens and associated buildings in poor condition and the greenhouses as derelict.<sup>34</sup>

- 4.35 The estate was inherited in 1934 by Robert Adolphus Lyall (1876–1948). His first actions relating to the estate were to improve the house and he called in, the well-known classicist architect, Albert Richardson, who lived at Ampthill.<sup>35</sup> If any works to ensure maintenance of the landscape elements of Flitwick during his period have not come to light.

## The post war period

- 4.36 The heart of Flitwick Manor Estate continued as one unit until 1953 when there was a major sale of the house and associated land, conducted by Messrs Knight Frank and Rutley in conjunction with Messrs Swaffield and Son<sup>36</sup>. The sale followed John Comyn Lyall having inherited it in 1948. The map of the lots is shown in Fig 4.14

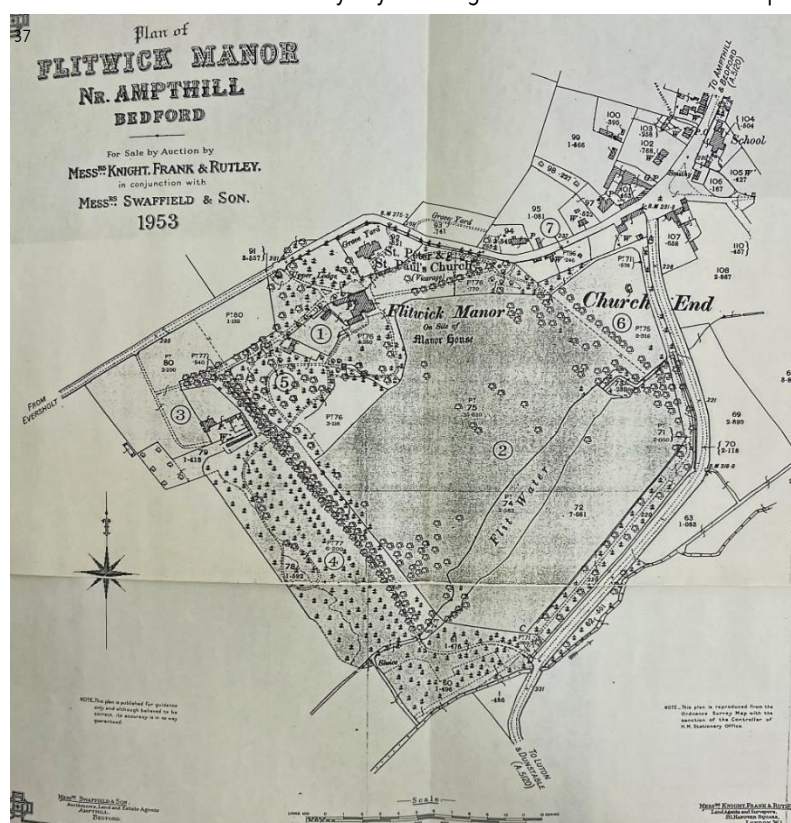


Fig 4.12 Map of lots 1953

<sup>33</sup> Bedfordshire Record Office DVI/C272/18

<sup>34</sup> <https://bedsarchives.bedford.gov.uk/CommunityHistories/Flitwick/Flitwick-Manor.aspx> gives a full description. Accessed 9 June 2022

<sup>35</sup> Houfe Simon. Sir Albert Richardson: The Professor. 1980 p78 The Richardson drawings for Flitwick are at Bedfordshire Archives.

<sup>36</sup> The residual contents of the house were sold the following year.

<sup>37</sup> Bedfordshire Archives CRT130FLITW/16 Sale Catalogue.



- 4.37 The house and immediate grounds, north lodge and kitchen gardens were sold as Lot 1. The park area and lake, described as Timbered Park and Lake formed Lot 2, The half-timbered cottage and land off Church Lane formed Lot 3, ie Old Farm and its surrounding land, Lot 4 comprised the Pinetum, Lot 5 was garden adjacent to the Manor House's Kitchen Garden now in private hands and Lot 6 the triangle of land on the north-eastern edge of the park now occupied by houses with entrances on Church Lane. Lot 7 was opposite the entrance to the house from Church Lane. The areas forming Lot 2 and 4 are now the areas managed by Flitwick Town Council. At the point of sale, the parkland and Flit Water comprising just over 28 acres, were let under a tenancy to Mr W Abbiss whilst the woodland area was managed in hand. The Tenancy of Abbiss appears to have continued after the sale but it has not been possible to substantiate for how long. It would appear that the park area did not sell at the time<sup>38</sup>. There was possibly some concern about the future of the landscape as early as 1953 when Bedfordshire County Council put tree preservation orders on some of the major trees on the estate although the details of the exact trees were not specified.<sup>39</sup>
- 4.38 Sales of the outer areas of the estate lands for housing occurred but have not been documented for this plan. The population of the area increased four-fold at least to its present level in the post war period which may have influenced the town council to purchase Manor Park lands as a community resource.

## Conclusions

- 4.39 Flitwick Manor landscape history mirrors the development of many small estates in England where the early 18<sup>th</sup> century saw a rebuilding of the house, followed by a reworking of the landscape according to the fashions of the day, ornamentation in the early 19<sup>th</sup> century followed by a settled period until the interwar period when the land area was reduced and changes in ownership frequently led to fragmentation of former cohesive character. What is special about Flitwick is that there is an exceptional record of the 19<sup>th</sup> century period of ornamentation of the landscape under John Thomas Brook's custodianship and that at least some of those areas where he undertook his projects are now owned and managed by Flitwick Town Council who are committed to its conservation. Manor Park is a small remnant of an area which, for some thirty years, attracted the attention and interest of some of the horticultural titans of Britain. During the ownership of John T Brooks, the estate landscape was transformed from a fairly typical small parkland with gardens close to the house with narrow, canalised lake, into a complex compartmentalised pleasure ground with an arboretum and pinetum, gardens for all seasons, greenhouses and garden buildings, all conceived from one man's enthusiasm and dedication to horticulture, landscape design and botany. Not only did J T Brooks establish the landscape at the time but he recorded it in detail. Alongside him the work of his daughter *Mary Ann Brooks* (1822–1848), who died aged 26, in 1848 in recording the estate is significant as she was clearly an eminent botanist and diarist

---

<sup>38</sup> Morgan. R. *Life Runneth as The Brooks: The Brooks Family in Bedfordshire*, Bath 2012

<sup>39</sup> Luton News and Bedfordshire Chronicle October 1 1953

in her own right, if largely overlooked. Her diaries and sketches are important to the record of Flitwick Manor. Arguably, the work of John Thomas Brooks and his daughter created the structural framework which survives today, a remnant fragment of a much bigger estate. Unfortunately, after that brief moment in time, no subsequent owner carried projects forward. Up until 1907 the estate was visited and maintained but from then on it began to deteriorate in condition. The J T Brooks project must have been highly labour intensive and there is nothing to suggest subsequent owners maintained it with the same degree of enthusiasm with the result that the landscape of today is difficult to read and in rather a neglectful state in parts. The historical record for the years when J T Brooks lived at Flitwick Manor is outstanding and is an excellent guide for efforts aimed at construction of the key elements such as circuit walks, areas of planting for both new trees and planting and even garden shelters.

---

<sup>1</sup> 1843 revisions to this took place as noted in diary – see The Diary of a Bedfordshire Squire in The Bedfordshire Historical Record Society vol. 66 1987 various entries for 1843.

## 5.0 Character Areas and condition assessment

5.1 The Study area has been separated into 4 areas of more or less homogenous landscape character. The 4 areas are defined on **Fig 5.1 Character Areas** as follows :

1. **House and gardens**
2. **Parkland**
3. **Arboretum and perimeter woodland**
4. **Agricultural fields**





5.2 The current condition of each character area is described and illustrated below:



### House and gardens

- 5.3 In the ownership of Flitwick Manor Hotel this character area consists of formal tightly mown lawns, specimen mature trees, shrubbery, a formal lime avenue, a gravel parking area and garden buildings most of which are in good condition. Certain elements are, however in poor condition . These include the ha – ha ( detailed assessment of which is found in section 8.0) and which is subject to sporadic growth of naturally regenerating trees, the Grotto, ( outside the scope of this study) and the post and wire boundary fence which separates the gardens from the park.





## Parkland

- 5.4 An open area of grassland which is cut once a year, apart from the field behind the lake which is grazed, this area is largely in good condition however it is under threat at the present time from a ragwort infestation which will need to be managed if it is not to get out of control. Generally, this area is in good condition but various elements are in poor condition. These include the state of some of the informal paths which are showing signs of erosion to bare earth, the margins or interface between the arboretum and parkland which looks to be unmanaged at present, the lake which is silted up and entirely vegetated and there are few young or recently planted parkland trees.



## Arboretum and perimeter woodland ( photo below)

- 5.5 The centrepiece of the landscape at Flitwick, this area has developed into unmanaged woodland and its character has suffered as a result with natural regeneration of trees such as sycamore commonplace throughout. Most of the exotic conifers however are in good condition ( see tree survey Appendix 9A, B and C) Visibility and legibility are poor and there is no formal path network. The paths at the moment are bare soil. Overall therefore this feature is judged to be in poor condition and in need of restoration.
- 5.6 The same cannot be said for the belt of perimeter woodland which has fewer exotics and is more akin to a well structured, multi layered woodland with evidence of a vigorous shrub, understorey layers and a better age structure to the trees within it. It provides an important screening function in relation to Westoning road.



### **Agricultural fields**

- 5.7 Two small fields exist to the south west of the Arboretum managed by grazing cattle. From a biodiversity point of view these fields are in reasonable condition with areas of rush which are surviving in wetter conditions along with naturally regenerating alder, willow and birch. From a productive agricultural stand point however these fields are in poor condition as they are poorly drained. However in the context of the objectives of this plan which seeks to improve biodiversity where possible this criteria is not a priority.

## 6.0 Historic Buildings and Structures

### Introduction

- 6.1 Capstone Consulting Engineers Ltd has been instructed by Chris Burnett Associates on behalf of Flitwick Town Council to undertake a Structural Report on the structures/ built features at Flitwick Manor Park. A plan of the parkland was made available prior to the site visit. It is noted that the park is listed grade II on the Register of Historic Parks and Gardens maintained by Historic England, and that the park is owned and managed by Flitwick Town Council.
- 6.2 A site visit was made on the 21<sup>st</sup> May 2022. The report is based on observations made on site from safely accessible areas and has been undertaken in accordance with the appointment. This report is based on observations made on site from safely accessible areas and is for the sole benefit of the client. The inspection did not include any 'opening up' work or removal of finishes/dense vegetation.
- 6.3 Figure 01 illustrates those features inspected and reported on.



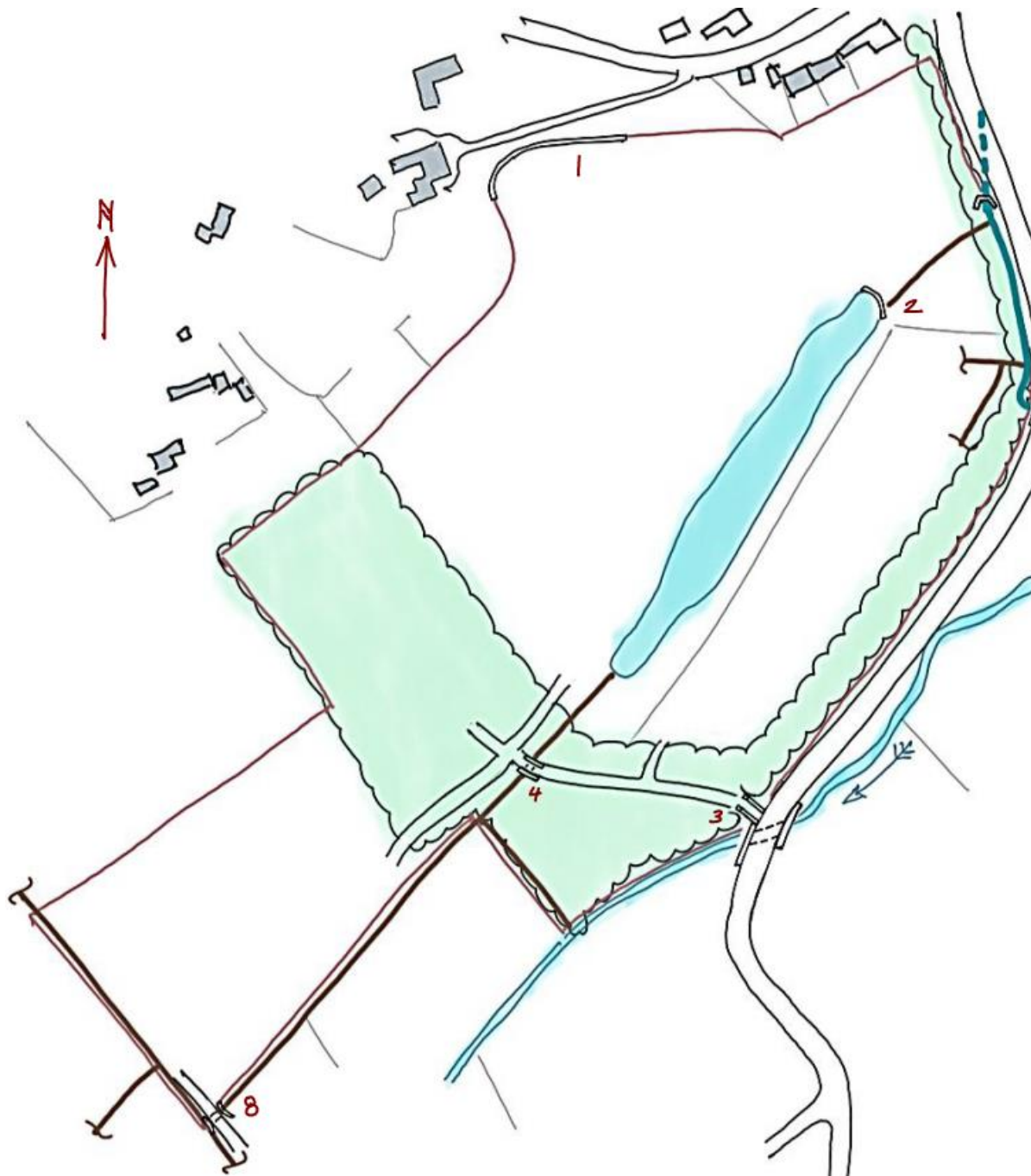


Fig 01 - Plan

- (1), the Ha Ha,
- (2) the Cascade,
- (3) the Eastern Gateway,
- (4) the Culvert in the Woods.

## **The Ha-Ha**

### **Description**

- 6.4 The Ha-Ha is associated with the development of Flitwick Manor, which is a Georgian house/estate. Ownership of the house and wider park has been split. The house, which is grade II\* listed, is run as a hotel, and the wider parkland, which is listed grade II on the Register of Historic Parks and Gardens, is owned and managed by Flitwick Town Council.
- 6.5 It is noted that the Ha-Ha is likely to be considered part of fabric protected by the the grade II\* house listing, being in effect the structure forming the boundary between the curtilage of the listed building and its garden with the wider parkland. It is considered likely that the Ha-Ha dates from the Georgian era, being similar to many other Ha-Ha walls of that period, although it may be Victorian, possibly added when the new Gothic Revival extension was added.
- 6.6 The Ha-Ha is curved in plan, sitting to the south of the House. It is a brickwork earth retaining wall, separating the higher formal Manor House gardens from the wider parkland to the south. It fronts a ditch on the south side, followed by a short upward slope back to the original ground level.
- 6.7 Where visible between the sections covered in vegetation, it is formed with a coping of soldier course brickwork, with an English Garden bond variant to the brickwork below (rows of stretchers between a row of headers). At the west end, it starts close to a young oak tree, tapering up as the ground levels diverge until it reaches its full height, 1.35m. This initial length is covered in dense vegetation including ivy and young trees. The Ha-Ha continues to the east at a constant height, and includes a short section that has been either rebuilt or heavily consolidated in the past, and ends in an area of dense vegetation adjacent to a mature lime tree growing out of the upper ground level.



Fig 02 The Ha-ha

### Observations

6.8 Overall, where visible, there were no signs of ongoing overall structural instability such as a significant outward rotational lean. Other structural issues noted were as follows:

- Vegetation, including ivy and self-seeding trees growing close to and out of the structure. This both limits observation of the condition, and will also be causing deterioration.
- Open joints. Joints were open to up to 50mm in many places. Behind this, earth rather than mortar was seen.



Fig 03 - Ha-Ha, showing section that has been rebuilt/consolidated



It is likely that the action of vegetation and the free draining of water through the wall will have caused the mortar loss over time.

- Cavities to the brickwork and spalling of the outer face of bricks. These areas were typically seen low down, and are likely to have been caused by the action of vegetation and the free draining of water through the wall, with the mortar loss leading on to loss of bricks. Also, low down, these areas are more susceptible to the action of rain water splash back, and subsequent frost attack to the more saturated masonry.



Fig 04 - Ha-Ha, showing a cavity which is half a brick width deep



Fig 05 - Ha-Ha, showing cavities and open joints





Fig 06 - Ha-Ha, eastern end

### The Cascade

#### Description

- 6.9 The cascade is situated at the north end of the lake. What can be seen is a run of low brickwork wall, a brick thick (c.225mm) with a bullnose brick coping (having rounded edges to the top).

#### Observations

- 6.10 Much of the wall is hidden by vegetation. There are young, semi mature and mature trees growing on, or out of the Cascade wall which in time could lead to distortions and collapse. Hidden distortions and collapses are likely. It is assumed that there would have been an opening through, or on top of this structure connecting the lake with the outflow channel, but this is no longer evident. Many of the bullnose coping bricks visible have spalled/eroded as a result of frost action.



Fig 07 – Detail of the Cascade viewed from the lake side





Fig 08 - The Cascade viewed from the park. Note the presence of semi mature and mature trees on cascade wall

### Eastern Gateway

#### Description

- 6.11 The Eastern Gateway was originally the main entrance off the road to the Flitwick Manor, and is located off the Dunstable Road, close to the River Flit, as shown on Fig 01. The track crosses over a dry ditch/watercourse here via an arch bridge/culvert. The bridge has London stock bricks forming the north and south abutments, with an arched opening to each side, presumably with a corresponding brick vault beyond (not seen).
- 6.12 A wrought iron railing parapet sits on top of the north and south abutments, and fixes into the pair of brickwork piers on the west side. These piers, square in plan, have a decorative recess panel on their outer/east side, and are topped with pyramidal sandstone caps. Both piers fix to remnants of the wrought iron gate sets. It is noted that trees growing close to these structures have recently been cut down to stumps.





Fig 09 - The eastern gateway

### Observations

6.13 This structure is in very poor condition. It seems this is mostly due to the long-term damage caused by vegetation, and trees growing out of and close to the culvert and gate piers. Also, the railings and abutment on the north side appear to have been badly damaged by a recent vehicle collision. Significant structural issues noted were as follows:

- Vegetation, including ivy and self-seeding trees growing close to and out of the structures, leading to distortions.
- The north abutment has open joints and the upper courses of brickwork are collapsing/rotating outwards. There is an outward bulge on the east side adjacent to a large cavity which appears recent and was likely caused by vehicle impact damage. Bricks from this impact lie on the ground. The wrought iron railing above is distorted and corroded, noting the east end is in very poor condition.
- The south abutment has a large outward bulge, in addition to cracking and open joints.

- The north pier is in a state of collapse, and has rotated significantly. Inbuilt wrought iron ties etc associated with the abutment railings and main gate set have corroded with the resultant rust expansion pulling the brickwork apart. This has opened cracks and distortions.
- The south pier is in a state of collapse, and has rotated significantly. Inbuilt wrought iron ties etc associated with the abutment railings and main gate set have corroded with the resultant rust expansion pulling the brickwork apart. This has opened cracks and distortions and has in effect separated the top part of the pier from the lower. It is likely that the ivy propping this pier is preventing it from falling. **As such this is a dangerous structure.**
- The water course here is very silted up, with only the top of the arches visible either side. As a result, this ditch no longer free drains into the adjacent River Flit.

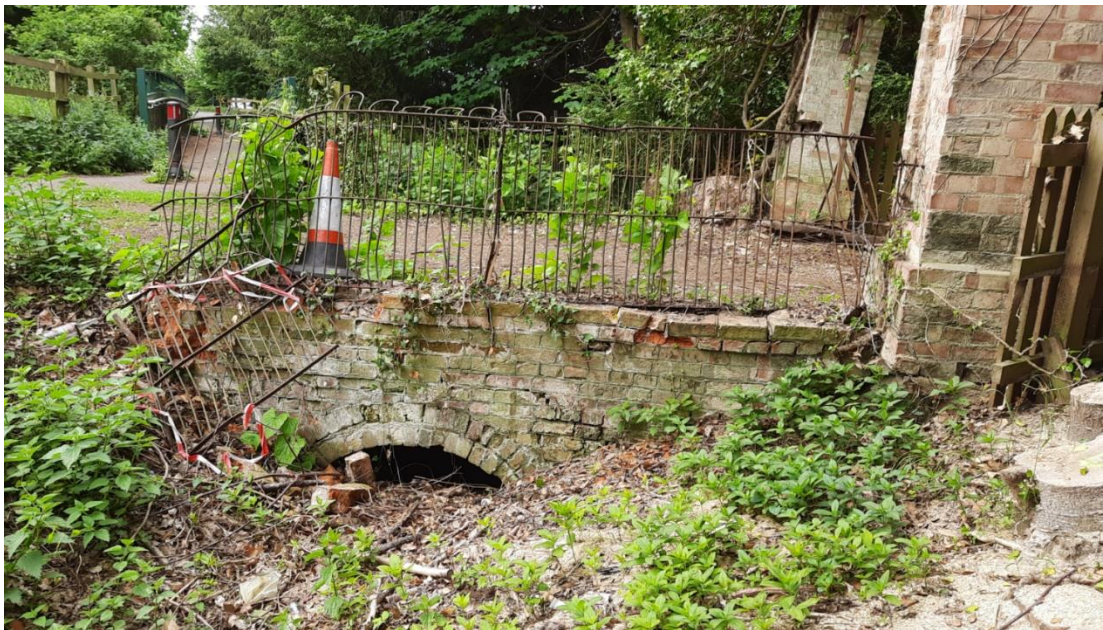


Fig 10 -The north side





Fig 11 - The north side



Fig 12 - The south side





Fig 13 - The south side

### Culvert in the Woods

#### Description

- 6.14 This structure carries a track, originally the route from the east entrance of the park to the Manor House, across a ditch. The ditch, currently dry, connects the south end of Flitwater to the River Flit, as shown on Fig 01. This structure has been consolidated/repared relatively recently, with the upper courses of brickwork to the abutments either side having been recently rebuilt.



Fig 14 - The brick culvert in the woods



Fig 15 - The brick vaulted culvert

#### Observations

- 6.15 This structure has been repaired recently. The debris ought to be removed from the ditch either side. It was noted that within the culvert itself, just inside the entrance at either end, there are some small cavities in the brickwork and some open joints. It is recommended these be infilled in mortar and new brickwork.



## 7.0 Ecology

### Background

- 7.1 Flitwick Manor Park consists of c. 22ha of land on the southern edge of the town of Flitwick. It includes parkland, a lake, marshy grassland, veteran and specimen trees and woodland. The site is on the Register of Historic Parks & Gardens, listed as Grade II. Lowland wood pasture and parkland is a National Priority habitat in the UK Biodiversity Action Plan.
- 7.2 The site consists of c. 7 ha of parkland containing a 1 ha lake (Flit Water) and an area of marshy grassland; c. 5 ha of mature woodland; and two fields containing further areas of semi-improved marshy grassland. The total area of marshy grassland is c. 7 ha.
- 7.3 A habitat survey was carried out in May 2022 and notes made below which are linked to See **Fig 7.1 Habitat Map** and to a series of observations and recommendations on management which follow.



- Key**
- Study Boundary
  - semi-natural broadleaved woodland
  - semi-improved acid grassland
  - semi-improved neutral grassland
  - standing water
  - swamp
  - buildings
  - bare ground
  - scattered tree
  - x scattered scrub
  - tree group
  - 1 target note

**DRAFT**



Date	Details	Revision
05/09/22	Revised Study Boundary.	-01

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey @. Crown copyright and/or database right 2022. Licence No. 01000031673. Study Boundary data © Flitwick Town Council 2022.



**Client** Flitwick Town Council

**Project** Flitwick Manor Park, Bedfordshire

**Title** Figure 7.1  
Phase 1 Habitat Survey

**Scale** 1:3,250 @ A3

**Date** 05/09/22

**Drawn** JHD

**Checked** CB

**Reference** FMPBPP22.17

**Revision** -01



## 7.4 Survey

### **1: Secondary woodland with some mature trees.**

A mixed woodland consisting of Pedunculate oak (*Quercus robur*), Sycamore (*Acer pseudoplatanus*), Common lime (*Tilia x europaea*), Horse chestnut (*Aesculus hippocastanum*), Scots and Corsican pine (*Pinus nigra* var. *maritima*), Beech (*Fagus sylvatica*), birch sp. (*Betula sp.*), Norway maple (*Acer pseudoplatanus* and *A. platanoides*), Evergreen oak (*Quercus sp.*), Giant sequoia (*Sequoiadendron giganteum*), cedar sp. (*Cedrus sp.*), Norway spruce (*Picea abies*) and Douglas fir (*Pseudotsuga menziesii*). A double avenue of mature Sweet chestnut (*Castanea sativa*) runs along a ride near the northeast edge of the wood. Yew (*Taxus baccata*) dominates the understorey on the southwest side of the wood, with Rhododendron (*Rhododendron ponticum*) abundant in the southeast of the wood. Other species include Holly (*Ilex aquifolium*), Elm (*Ulmus sp.*), Elder (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*), Field maple (*Acer campestre*), Spindle (*Eunonymus europaeus*), Box (*Buxus sempervirens*) and Lilac (*Syringa vulgaris*).

### **2: Individual Giant Sequoia trees.**

### **3: Small marsh habitat in east corner of southern fields.**

A small wet marsh consisting of soft rush (*Juncus effusus*), cuckooflower (*Cardamine pratensis*), lesser stitchwort (*Stellaria graminea*), hairy rush (*Carex hirta*), marsh thistle (*Cirsium palustre*) etc.

### **4: Damp rush area in middle of southwestern field.**

Consisting of areas of mainly a soft rush and some cuckooflower,

### **5: Damp area in middle of southern field.**

Areas of soft rush, hairy sedge, marsh foxtail (*Alopecurus geniculatus*), creeping buttercup (*Ranunculus repens*) and marsh horsetail (*Equisetum palustre*) are all present. Around the edges are small clumps and scatterings of small trees; mainly birch sp and alder (*Alnus glutinosa*).

### **6: Seasonal pond in southern field.**

A small, dug-out pond, only just damp at the time of the survey. Nearby are large areas of bare peat containing occasional floating sweet grass (*Glyceria fluitans*).

### **7: Area of semi-improved acid/neutral grassland on ex-tennis court area.**

An area of very short grassland with bare areas consisting of mainly extensive growth of field wood-rush (*Luzula campestris*) and interesting lichen communities on bare areas and where the tennis court used to exist (concrete still present).



**8: Continuation of (1) above.**

A mix of deciduous and conifer trees, some very mature with small glades and clearings with mown edges. Extensive growth of green alkanet (*Pentaglottis sempervirens*) and cow parsley (*Anthriscus sylvestris*) in open glades, clearings and edges.

**9: Open parkland grassland with scattered trees and shrubs.**

The grassland is most typical of an MG6-Lolium-Cynosurus community, being dominated by perennial rye-grass (*Lolium perenne*) with frequent meadow foxtail (*Alopecurus pratensis*). The grassland does not appear particularly diverse, the main species recorded including yarrow (*Achillea millefolium*), dovesfoot cranesbill (*Geranium molle*), dandelion (*Taraxacum vulgaris*), white and red clover (*Trifolium repens* and *T. pratense*), common and sticky mouse-ear (*Cerastium fontanum* and *C. glomeratum*), ribwort plantain (*Plantago lanceolata*), germander and thyme-leaved speedwell (*Veronica chamaedrys* and *V. serpyllifolia*), pignut (*Conopodium majus*), common sorrel (*Rumex acetosa*) and bulbous buttercup (*Ranunculus bulbosus*). Some areas of grassland are very coarse with frequent nettle (*Urtica dioica*), broad-leaved dock (*Rumex obtusifolius*) and creeping thistle (*Cirsium arvense*). Bluebell (*Hyacinthoides non-scripta*) is occasional and usually found beneath groups of mature trees. The trees present are dominated by pedunculate oak, horse chestnut (*Aesculus hippocastanum*) and common lime (*Tilia vulgaris*) with occasional Scots pine (*Pinus sylvestris*) and beech (*Fagus sylvatica*).

**10: Common lime avenue to entrance of Flitwick Manor.****11: Northern 'pond'; head of Flit Water.**

An area of damp grassland amongst mature pedunculate oak, sycamore and lime. The area was only slightly wet/damp at the time of the survey. Some common reed (*Phragmites australis*) was recorded in the damper areas.

**12: Area of rough grassland in eastern meadow.**

Mainly comprising coarse tussocks of cock's foot (*Dactylis glomerata*) and false oat-grass (*Arrhenatherum elatius*) but interspersed with wetter areas of more interest (13) below.

**13: Areas of wetter grassland in eastern meadow.**

There are areas and mosaics of much wetter grassland in places and typical of an MG10-Holcus-Juncus rush pasture. The sward is dominated by soft rush (*Juncus effusus*), with a grassy sward between the rushes dominated by Yorkshire fog and creeping soft grass (*Holcus lanatus* and *H. mollis*) and finer grasses such as creeping bent (*Agrostis stolonifera*) and sweet vernal grass (*Anthoxanthum odoratum*). Herb species present include frequent cuckooflower (*Cardamine pratensis*), marsh thistle (*Cirsium palustre*), creeping buttercup (*Ranunculus repens*) and hairy sedge (*Carex hirta*), with occasional common sorrel, silverweed (*Potentilla*

*anserina*), carnation sedge (*Carex panicea*), bog stitchwort (*Stellaria alsine*), marsh horsetail (*Equisetum palustre*) and lesser stitchwort (*Stellaria graminea*).

#### **14 and 15: 'Flit Water' – the main aquatic habitat in the site.**

Flit Water is a shallow lake created by damming a stream and consists of a mixture of open water and mixed swamp vegetation; at the time of the current survey it was only slightly wet in places. It can become completely dry in the summer. Reed sweet grass (*Glyceria maxima*) dominates the southeast margin of the lake, while the northwest margin and northeast end of the lake contains a mix of species including reed sweet grass, greater pond sedge sp. (*Carex riparia*), reedmace (*Typha latifolia*), common reed (*Phragmites australis*), floating sweet grass (*Glyceria fluitans*), water pepper (*Persicaria hydropiper*), gipsywort (*Lycopus europaeus*) and celery-leaved buttercup (*Ranunculus sceleratus*). Soft rush dominates the southern half of the lake. The narrow inlet of the lake starts in the woodland to the southwest and is dominated by common reed swamp. Due to the condition of the lake no obvious aquatic vegetation was present in the lake apart from occasional water starwort (*Callitriche* sp.) though marsh cudweed (*Gnaphalium uliginosum*) and redshank (*Persicaria maculosa*) were present on the lake bed where drier. A group of alders (*Alnus glutinosa*) are present on an island near the inlet to the lake, with further alders and a single London plane (*Platanus x acerifolia*) on the dam at the northeast end of the lake.

#### **16: An area of common reed at the south end of Flit Water.**

Small but dense stand of common reed with small examples of alder and birch scrub.

#### **17: Parkland trees scattered across the areas of parkland.**

See (9) above. Mainly scattered, mature trees consisting of stands of pedunculate oak, horse chestnut and common lime.

#### **18: Short grassland around Flitwick Manor.**

Areas of very close-mown grassland lawns in the immediate vicinity of the Manor. Poor species diversity as very frequently mown.

#### **19: Semi-improved neutral grassland in the two southern agricultural meadows.**

Grasslands of relatively low diversity with species such as hairy sedge, marsh thistle, common sorrel (*Rumex acetosa*), lesser stitchwort (*Stellaria graminea*), marsh foxtail (*Alopecurus geniculatus*), creeping buttercup and marsh horsetail are all present at low frequencies.

#### **20: Chalybeate ditch between the two southern meadows.**

The chalybeate ditch dividing the two fields contains numerous downy birch (*Betula pubescens*) along it as well as occasional alder, hawthorn, holly and Scots pine. Emergent vegetation in the ditch includes abundant

branched bur-reed (*Sparganium erectum*), with soft and hard rush (*Juncus inflexus*), sweet grass sp., water figwort (*Scrophularia auriculata*), purple loosestrife and celery-leaved buttercup *Ranunculus sceleratus*), while the banks support occasional broom (*Cytisus scoparius*), bramble (*Rubus fruticosus*) and greater stitchwort (*Stellaria holostea*). Scattered trees of oak, crack willow (*Salix fragilis*), alder, sycamore, birch and Scots pine are present along the ditch and River Flit along the southwest and southeast edges of the southeast field. Common reed is abundant in the ditch along the northeast edge of this field.

## **Conservation management recommendations and observations** (based on Phase 1 target notes on Fig 7.1)

- 7.5 The following observations on specific areas were made following the survey and are carried forward into Section 13.0 Management Approach and recommendations.

### **4. Small marsh habitat in east corner of southern fields.**

Interesting area which needs conserving. Establish hydrology and ensure the area stays wet. Removal of some nearby alder, willow, and birch. Retain and enlarge existing structure and size with mosaics of tussocks, boggy/damp areas and create one or two small pools. Aim to extend marsh through damming and allow seasonal fluctuations in water levels. Creation of small scrapes and bare areas see hydrology Section 8.0.

### **5. Damp rush area in middle of southwestern field.**

Retain area as is and keep open through removal of most trees and shrubs, leave one or two as habitat mosaics and song posts.

### **6. Damp area in middle of southern field.**

Maintain current condition and assess hydrology to maintain as damp habitat. Removal of any new seedling trees and retain current alder and birch clumps but not allowing them to expand in area. Could try experimental light winter cutting of damp open areas every 3-4 years.

### **8. Area of semi-improved acid/neutral grassland on ex-tennis court area.**

Maintain by mowing once per annum and removing arisings. Remove and scrub/trees that may be invading by hand-pulling. Encourage edge habitats and mosaics by leaving scrubby edge of short/long grasses and young scrub – cut/pollard this edge every 5-6 years to avoid over-mature scrub forming and causing loss of structure and diversity. Create small, bare, warm areas by scraping away vegetation to provide habitat for invertebrates.

### **9. Open parkland grassland with scattered trees and shrubs.**

Forms the majority of the Park and is of high quality cultural and visual appearance. Several veteran oaks can be found in the centre of the parkland. Consider putting up owl (barn/tawny) and kestrel boxes on some mature trees.



The grassland habitats are variable being poor in species in some areas and slightly more varied in others, but none are outstanding biologically. It may be beneficial to introduce grazing by sheep/cattle in some areas which could be managed through the use of temporary or rotational fencing allowing access for varying lengths of time and density around the parkland grasslands. This however, is highly unlikely in view of the levels of public access, especially dog walkers, therefore examine the possibility of cutting some areas on a rotational basis and at varying heights to increase vegetation diversity. All arisings would need to be removed off site after cutting.

Some grassland areas could be scraped and reseeded with local, native species and managed appropriately to improve/encourage biodiversity, but many areas would probably benefit just from annual cutting with removal of arisings.

#### **12. Area of rough grassland in eastern meadow.**

Maintain as it is currently, with cutting on an occasional basis (every 2-3 years) to maintain the openness of the area and to prevent scrub and trees from invading. It may be beneficial to leave one or two areas uncut for 5-6 years to allow some scrub growth as this may encourage species such as grasshopper warbler; if they do breed then rotational cutting would ensure that there would always be areas of rough grass/scrub present.

#### **13. Areas of wetter grassland in eastern meadow.**

Maintain as mosaics of tussocky grassland and wetter areas through occasional cutting/disturbance of ground (during cutting) to ensure that the mix of habitats remain.

#### **14. Flit Water (see also Hydrological recommendations)**

This area is probably one of the most important on the site, from a biodiversity perspective. The main aim would be to keep the areas of water open and as a mosaic of habitats consisting of water and marsh with areas of reed, rush, and other marginal species around the edges. Although it is useful to have one or two small areas of scrub (for birds such as grasshopper and sedge warbler) and even one or two trees they should not be allowed to become too big or too extensive and threaten to dry up or overshadow the more fragile wetter areas.

Emergent plants from the open water and edges are good for emerging larval invertebrates and any native, flowering plants, should be encouraged. Any areas of reed or bulrush should be controlled as they will rapidly invade, dominate, and turn wetter areas into dry habitats – they should be pulled out by hand where possible on a regular basis.

#### **18. Short grasslands around Flitwick Manor buildings.**

Areas of very close-mown grassland lawns in the immediate vicinity of the Flitwick Manor Hotel. Open, mown areas can be useful for birds as feeding areas and for invertebrate and plant populations. Reduce, if possible the cutting frequency in specific areas or the cut height raised slightly as this will allow grasses and flowers to flower and set seed and is of benefit to pollinators and other invertebrate species.

## 8.0 Hydrology

8.1 Much has already been written about the environmental character and ecological status of Flitwick Manor Park and Flit Water. Many of the sources cited below provide supporting background information on the park, its lake and surrounding areas. Considering this, the primary objective in this section of the Park Management Plan is to present restoration options for Flit Water based on these past data sources together with more recent assessments of the site and the feasibility of restoring the lake towards its original state as an open water feature providing landscape, nature conservation and amenity services.

8.2 A preliminary desk study was undertaken for Flitwick Manor Park prior to site walkovers on Wednesday 27<sup>th</sup> and 28<sup>th</sup> April 2022. This desk study involved reviewing the following data sources:

- Flitwick Manor Park Wetland Survey and Management Proposals. Prepared on behalf of Flitwick Town Council by the Greensand Trust, May 2009, Philip Irving.
- Flitwick Manor Park Ecological Survey. Carried out on behalf of Flitwick Town Council by the Greensand Trust, July 2019
- Great Crested Newt Survey of Flit Water, Flitwick Manor, Bedfordshire. Carried out on behalf of Flitwick Town Council by the Greensand Trust, May 2012, Philip Irving.
- Flitwick Manor Park Management Plan 2018-2022. Prepared for Flitwick Town Council by the Greensand Trust, November 2018.
- Historic Parkland Project HP1 2020. Flitwick Manor Park RPG (LEN: 1000383). Landowner Report prepared for Flitwick Town Council.
- Maydencroft. Flitwick Manor Report February 2020. Greensand Country Landscape Partnership.

8.3 In addition, several other data sources related to the site were reviewed together with the modelling of relevant hydrological features, these included:

- The physical properties of major aquifers in England and Wales. Hydrogeology Group Technical Report WD/97/34, Environment Agency R&D, Publication 8.
- Environment Agency Monthly Situation Report, East of England, February 2022
- Internal Drainage Board Bedford Group, Board Area Map.
- my.SCIMAP – a web based tool which allows for the simple creation and export of sediment and water accumulation risk maps.
- Water Balance modelling for Flit Water. PAA 2022.

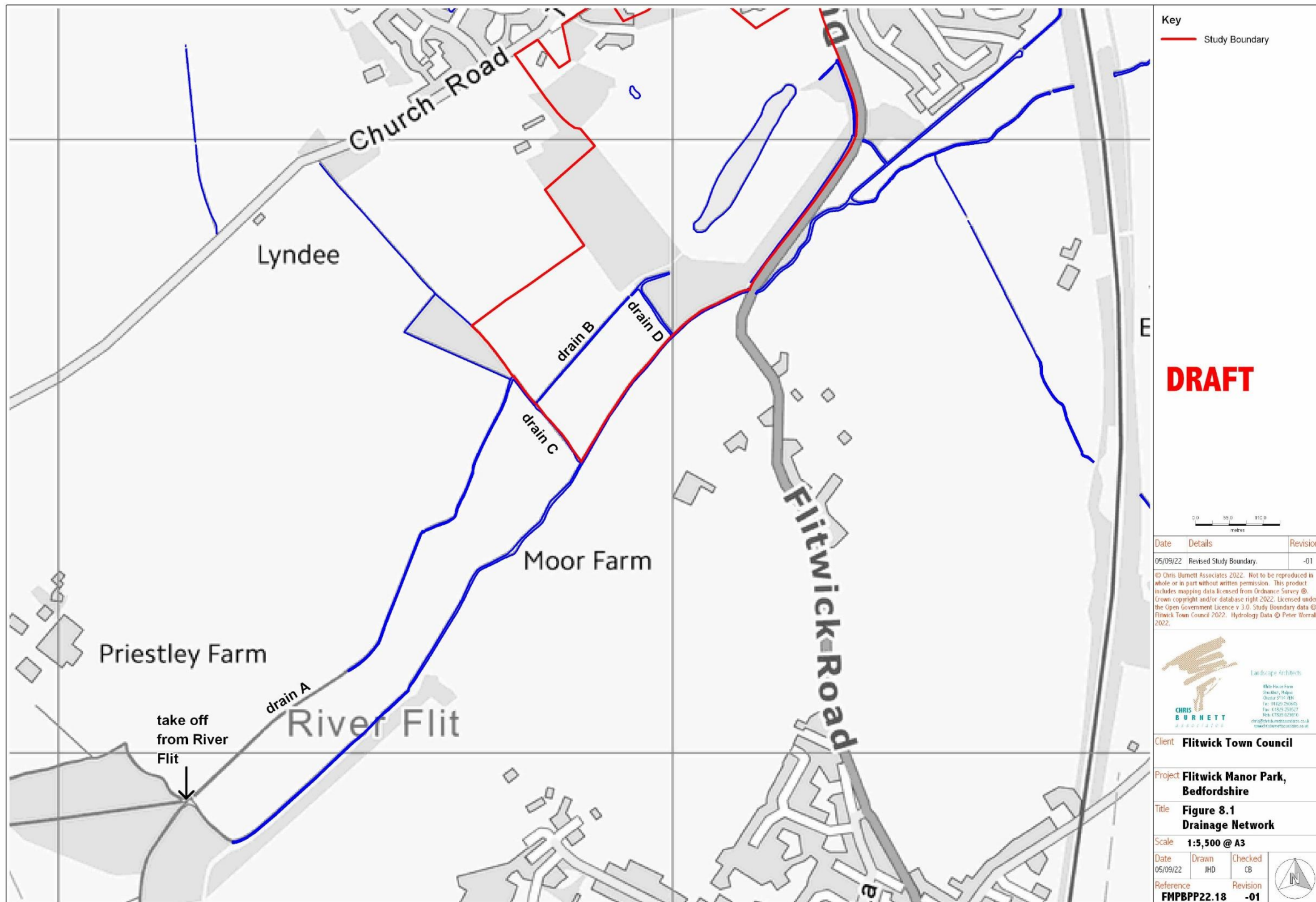
## Hydrological and Geological Context of Flit Water

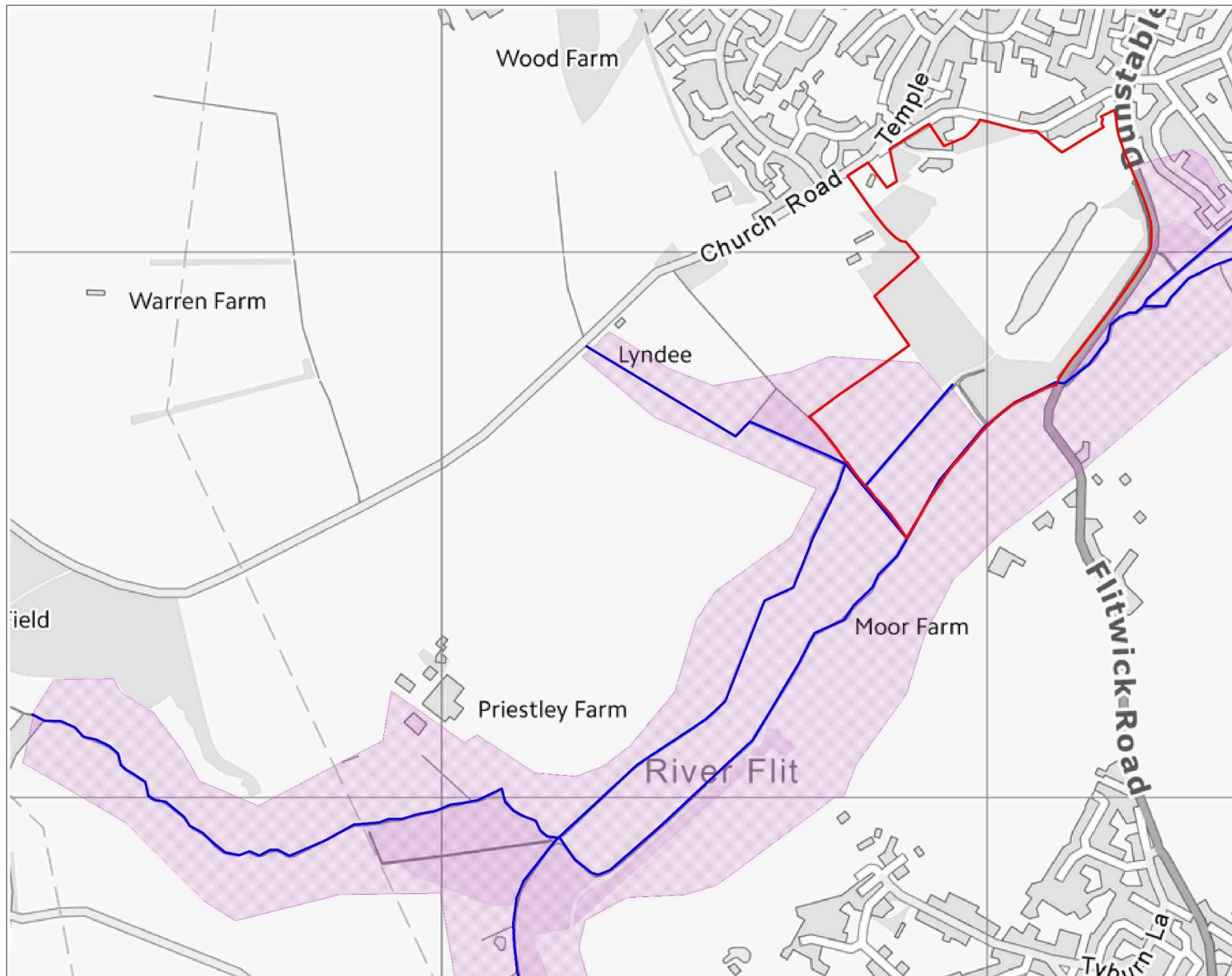
- 8.4 Flitwick Manor Park sits on the Woburn Sand Formation giving rise to free draining sand to sandy loam soils. However, Flit Water sits on alluvium deposits comprising clay, sand, silt and gravels and generating clay to sandy loam soils (British Geological Survey Geology and Soil Maps). Whether such soils and underlying deposits could support a lake without significant additional inputs of water is questionable. A water mass balance model of the lake, assuming an area of some 8,864m<sup>2</sup> and no seepage into the underlying substrates shows a neutral balance of rainfall inputs and evapotranspiration outputs (see Appendix A)<sup>40</sup>.
- 8.5 However, the lake will lose some water through its base and even if it were a solid clay lining there could be at least an 11m<sup>3</sup> loss per day to ground. If the lakebed were formed in clayey loam soils then the loss of water could be as much as 132m<sup>3</sup> per day. Whatever the lake is formed in there would be a demand for supplementary water to sustain the levels and for the outlet cascade to have operated.
- 8.6 The archive for the lake provides no information about whether or not the lake was lined with a puddled clay, which was the case for many landscape lakes created during the 18<sup>th</sup> Century. However, it may be that the lake was constructed in a natural clay layer. Close to Flitwick Manor is Old Farm and a record in the British Geological Survey archive registers the site as having a borehole (now filled in). The farm lies some 12.5m above the level of the lake and the borehole data shows that at 10.3m down Ampthill blue clay was found, so the lake could well have been created within an in-situ clay strata.
- As a first requirement of any feasibility assessment of restoring the lake an investigation of how the lake was constructed would be critical.*
- 8.7 From the walkover survey there was no evidence that the lake is in receipt of spring water arising from the Woburn Sands formation, and that surface runoff from the rising land to the west would contribute little to the overall water balance of the lake. Therefore, the primary source of input to the lake are the drainage systems to the south-west of the park.
- 8.8 It appears that as water levels rise in the River Flit flow is taken off the river at a point south-east of Priestly Farm (see **Fig 8.1 Drainage Network**). This flow is then directed through the drainage network to Flit Water (via Drains A and B) where it would either return to the River Flit over the outlet cascade of the lake or be diverted away from the lake via Drain D. Responsibility for most of the drainage systems lies with the Bedfordshire and River Ivel Internal Drainage Board (see **Fig 8.2**). It is important to note that the IDB is responsible for the drain that feeds Flit Water (Drain B on Fig 8.1).

---

<sup>40</sup> <sup>40</sup> Should the lake not be restored to its 'original' footprint and for example 20% of the lake area remained vegetated with wetland species then there would be a small additional evapotranspiration loss – please see Appendix A<sup>1</sup>.







- Key**
- Study Boundary
  - arterial watercourses subject to Board's statutory and byelaw control

**DRAFT**



Date	Details	Revision
05/09/22	Revised Study Boundary.	-01

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey (© Crown copyright and/or database right 2022). Licensed under the Open Government Licence v 3.0. Study Boundary data © Flitwick Town Council 2022. Hydrology Data © Peter Worrall 2022.



Client **Flitwick Town Council**

Project **Flitwick Manor Park, Bedfordshire**

Title **Figure 8.2 Bedford & R. Ivel Internal Drainage Board**

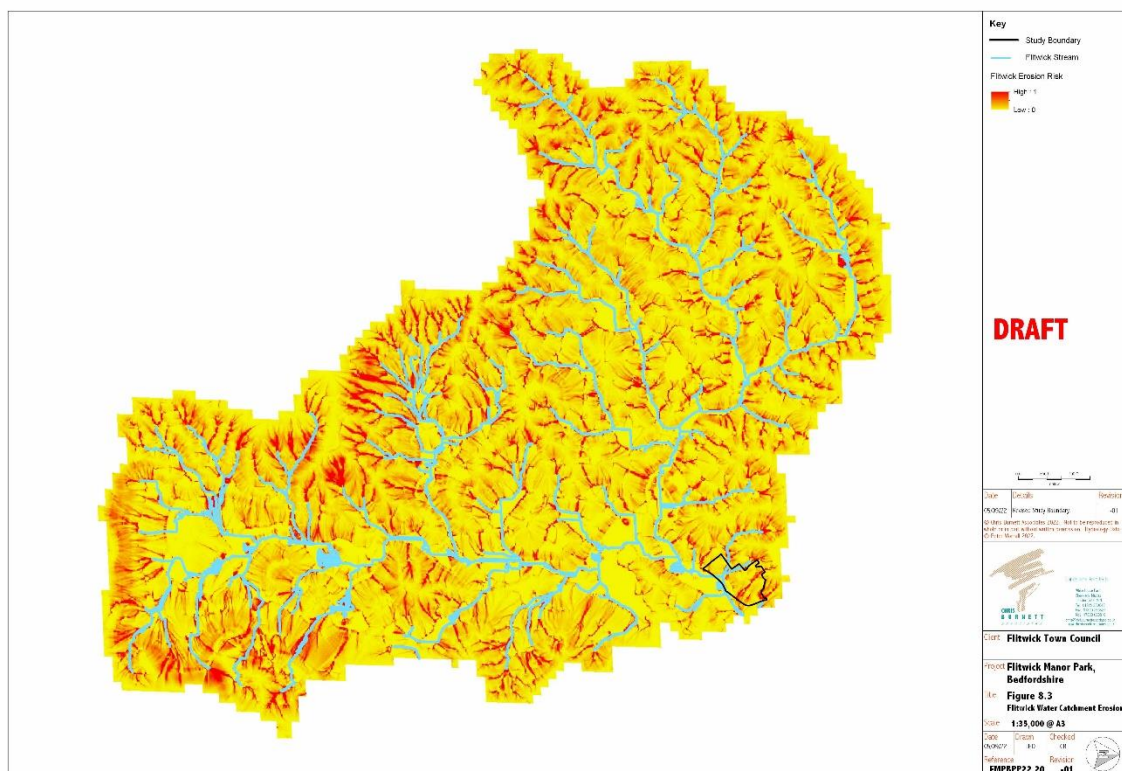
Scale **1:6,700 @ A3**

Date	Drawn	Checked	Reference
05/09/22	JHD	CB	FMPBP22.19
			Revision -01





- 8.9 From the walkover survey it is also apparent that supply of water to the lake seems compromised by the relative levels of the drains. The 1887 OS First Edition Map Fig .7, shows that the original system took water from the River Flit via drain A to Drain B where it entered the lake or was diverted via Drain D back into the River Flit. Today the situation appears that Drain B is stranded above Drain A and a 'new' drain (C) is taking the flow on a shorter route to the river, bypassing the feeder drain to the lake. Whether the more recent return drain (C) has accelerated the rates of flow to the river and therefore cut down the drain bed levels stranding Drain B from all but extreme flows or that the de-silting of Drain A and C has led to bed level lowering is hard to determine. Whichever is the case, the re-establishment of this supply of water to the lake may be a primary objective in the restoration of the lake.
- 8.10 At present the lake is silted up and vegetation has filled in the lake except for a few temporary small open water areas. Even if the lake's original system of guiding flow from upstream on the River Flit to the lake was re-established the problem of silt entering the lake would continue. The scale of this problem is illustrated using a simple computer model (my.SCIMAP) which takes land use data, topography and drainage networks to generate the areas of risk of sediment and channel erosion and it is apparent from running this model for Flit Water that the network of streams, rivers and drains in the catchment of the lake present a high risk of significant volumes of sediment runoff (see **Fig 8.3 Catchment Erosion**). Those areas marked in red on Figure 8.3 indicate where the potential for sediment runoff is highest and would suggest that desilting of Flit Water would only have a relatively short-lived impact on the restoration of an open water lake system without developing an approach to manage sediments before they enter the lake.



- 8.11 The management of sediment is therefore a fundamental consideration in developing a sustainable strategy for restoring Flit Water and there are two broad approaches that might be adopted. Firstly, to create a sediment trap within the park boundary which would need regular maintenance and management. A second and perhaps complementary approach would be to encourage land management change towards reducing soil loss and surface soil erosion within the catchment of the lake. Such an 'at source' approach could only be achieved through a strategic plan to encourage land managers upstream of Flitwick Manor Park to adopt techniques to limit sediment runoff. This could be driven through 'environmental payment schemes', possibly within the Government's developing Environmental Land Management Scheme (ELMS). However, such an approach is very much a long-term process and would require the Council to coordinate and support environmental land management across the whole catchment.

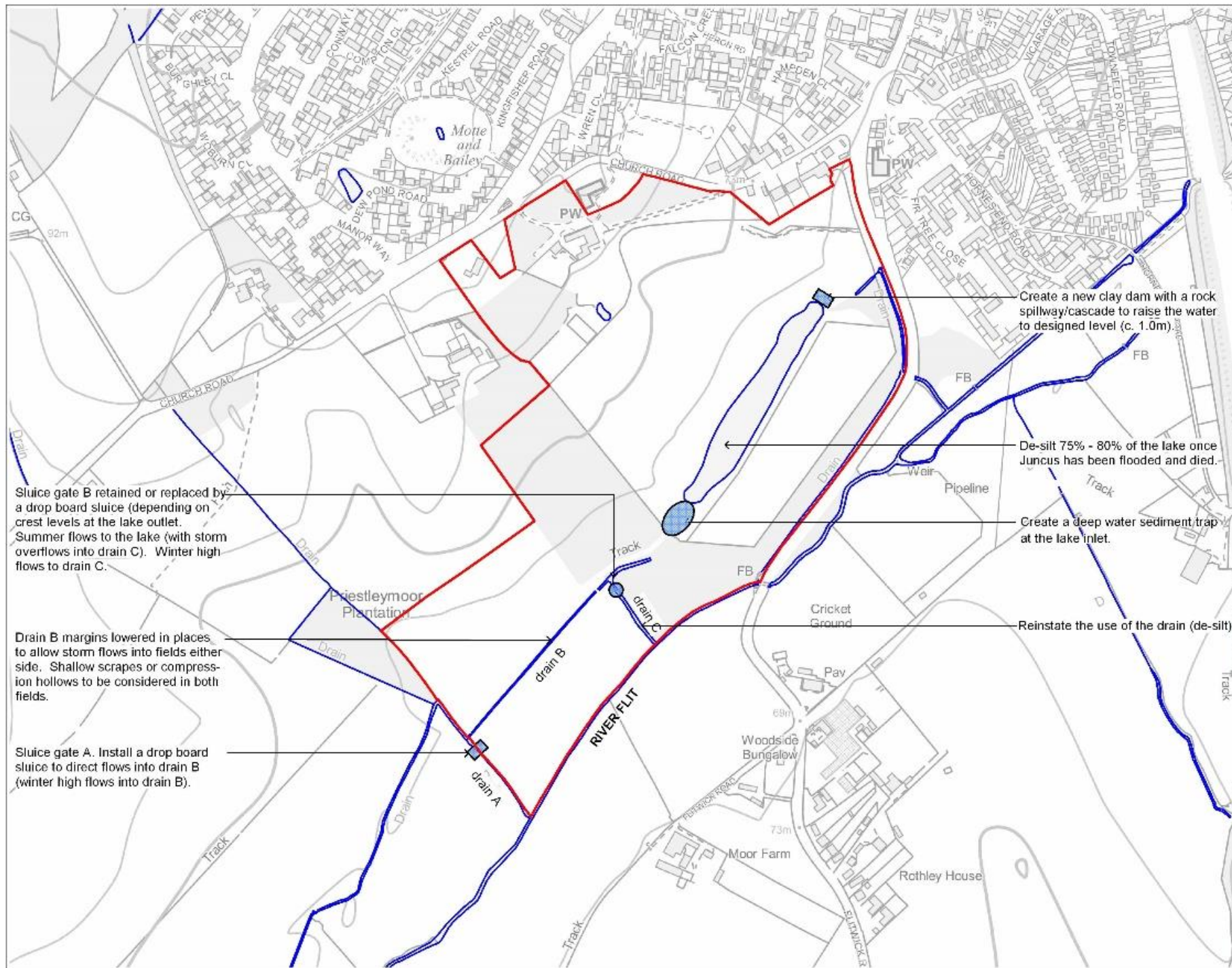
### **Internal Drainage Board and Topographic Survey**

- 8.12 If restoration Option 1 is to be pursued consultation with the IDB would be a critical consideration. In this report we are assuming that there has been a disconnection between the drain which appears to feed Flit Water and the drainage network managed by the IDB to the south-west of the site. Information on how or why this might have happened has not been found but if our assumptions are correct that a relative new drain to the River Flit and/or continuous desilting operations have deepened the drainage network to the south-west then it would be necessary to consult with the IDB on whether there might be a joint resolution to this situation that would reinstate the linkage between the IDB drainage network and Flit Water. To further develop the details of restoration Option1 and support the IDB consultation process a topographic survey of Flit Water, its associated drainage features, structures and adjacent land would be highly recommended. Such a survey would enable the volumes of a restored lake to be estimated together with crest levels of water control features such as those identified in Option 1. Such data would be required by the IDB to evaluate the restoration proposals.

### **Biodiversity Net Gain**

- 8.13 The previous ecology reports on the lake and its environs have emphasised the high biodiversity that is currently associated with the mosaic of habitats that the vegetated lake supports. Maintaining the current ecological status of the lake area would require significant management inputs given the rapid rate of plant succession that is occurring. Woodland is certainly encroaching from the south and this is altering not only the nature of habitat opportunities but also the water balance on the site and the continued existence of any open water habitats. From archaeological, historical and landscape perspectives there is a significant drive towards restoration of an open water lake and it would be appropriate to adopt a Biodiversity Net Gain appraisal of the current site against that which would evolve from the implementation of an Option 1 type restoration scheme. Given the habitat creation and restoration proposals embraced in Option 1 there would likely be a significant net gain in biodiversity by pursuing this option.





**Key**

Study Boundary

**DRAFT**

0 10 20 30 40

Date	Details	Revision
05/06/22	Revised: Study Boundary	01

© Crown Copyright and Database Right 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey (OS). Crown copyright and database right 2022. Licence No. 1000231572. Study Boundary data © Flitwick Town Council 2022.



Client: **Flitwick Town Council**

Project: **Flitwick Manor Park, Bedfordshire**

Title: **Figure 3.4  
Flitwick Water Restoration Options**

Scale: **1:4,321 @ A3**

Date: **06/06/22**

Drawn: **FD**

Checked: **CH**

Reference: **FMPBPP22.03**

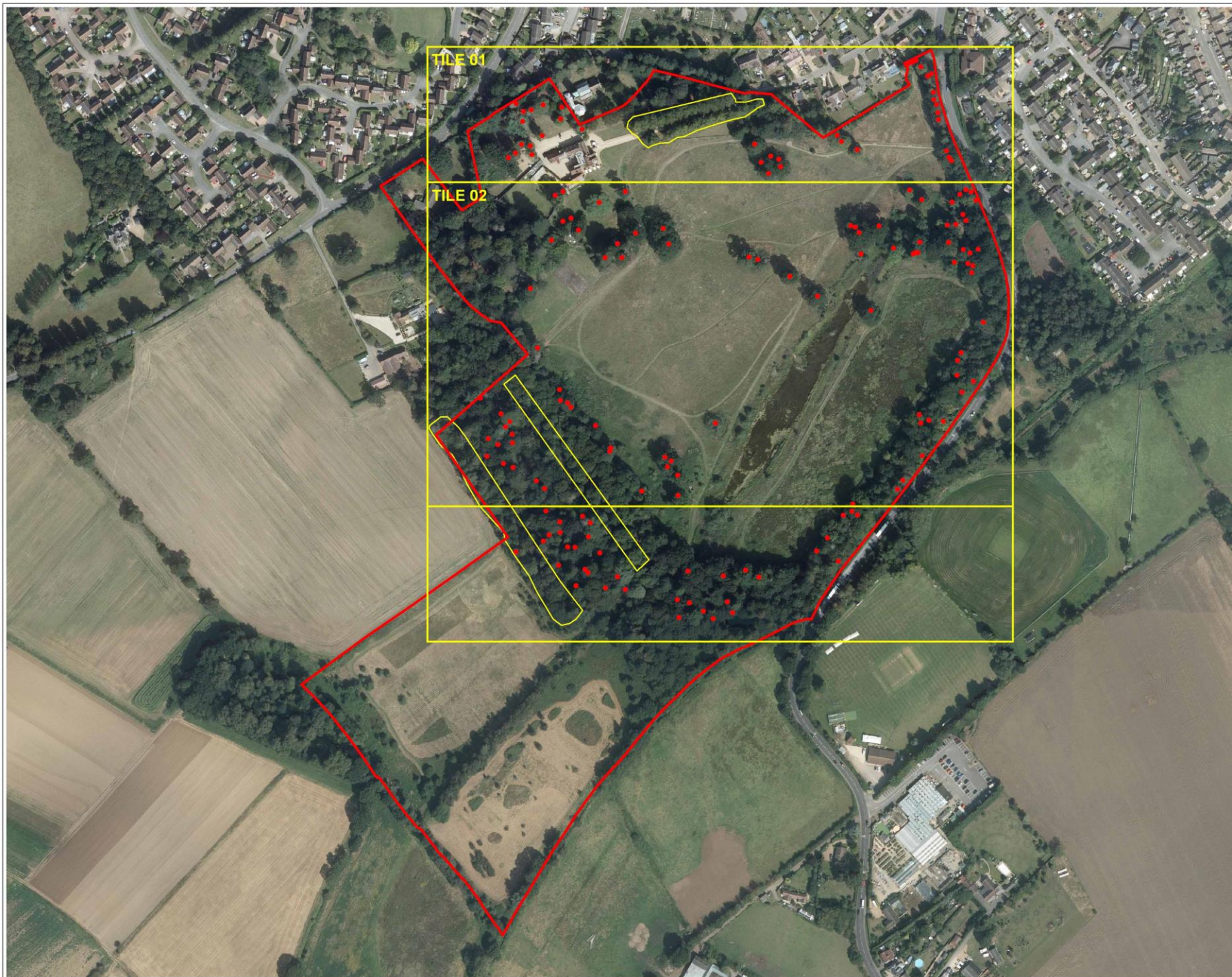
Revision: **-01**



## 9.0 Tree and Woodland Survey

- 9.1 The contribution made by trees both individually and as part of woodland, to the character of Flitwick Manor park is significant. Noted for its Arboretum established in the 19<sup>th</sup> century by J T. Brooks the park has some notable coniferous specimens.
- 9.2 A survey of historically significant trees was carried out as part of this study building on a town wide tree survey carried out by the MPL Tree Consultancy. The individual trees in the Arboretum were not surveyed by MPL however. The results of the tree survey are found in **Appendix 9A. Tree Survey** and on **Fig 9.1., 9.1a and 9.1b Tree survey plans.**





# Key

- Study Boundary
- surveyed parkland tree
- tree group

**DRAFT**



Date	Details	Revision
05/09/22	Revised Study Boundary.	-01

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey ©, Crown copyright and/or database right 2022. Licence No. 0100031673. Study Boundary data © Flitwick Town Council 2022.



Client **Flitwick Town Council**

Project **Flitwick Manor Park, Bedfordshire**

Title **Figure 9.1  
Tree Survey: Tile Locator**

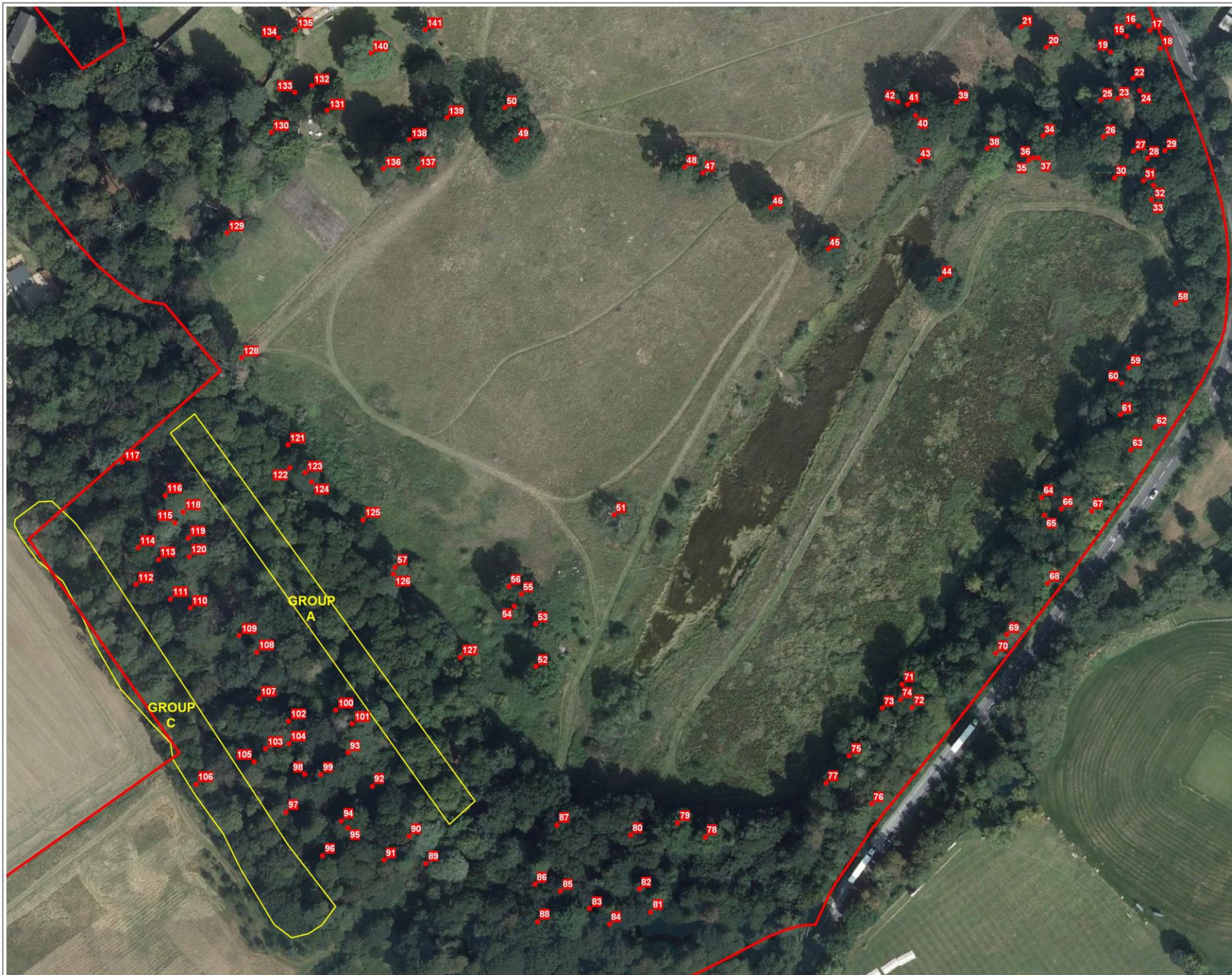
Scale **1:3,250 @ A3**

Date	Drawn	Checked
05/09/22	JHD	CB

Reference	Revision
FMPBPP22.04	-01







- Key**
- Study Boundary
  - surveyed parkland tree
  - tree group

**DRAFT**



Date	Details	Revision
05/09/22	Revised Study Boundary.	-01

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey ©. Crown copyright and/or database right 2022. Licence No. 0100031673. Study Boundary data © Flitwick Town Council 2022.



Client **Flitwick Town Council**

Project **Flitwick Manor Park, Bedfordshire**

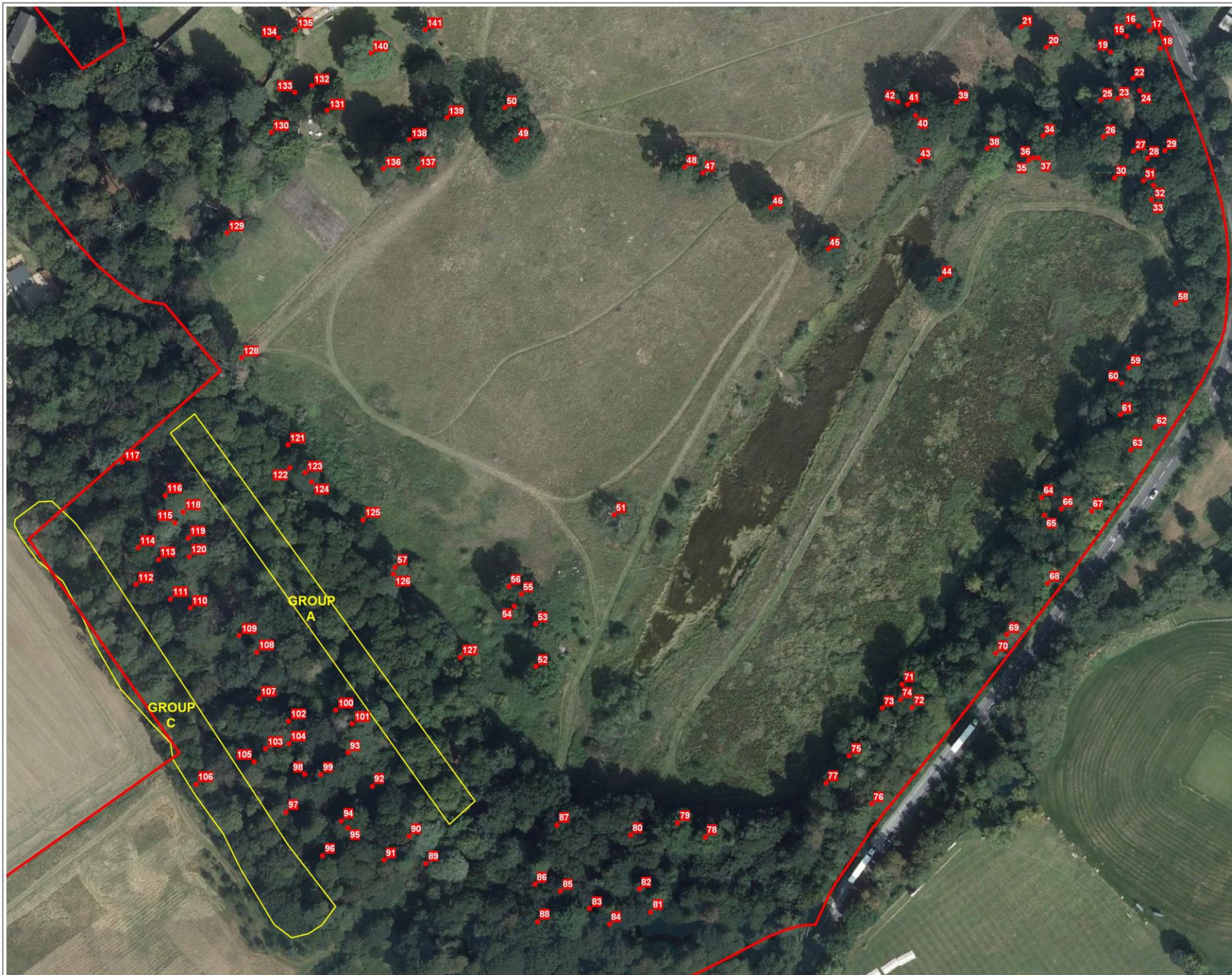
Title **Figure 9.1b  
Tree Survey: Tile 02**

Scale **1:1,550 @ A3**

Date	Drawn	Checked
05/09/22	JHD	CB
Reference	Revision	
FMPBPP22.04b	-01	







- Key**
- Study Boundary
  - surveyed parkland tree
  - tree group

**DRAFT**



Date	Details	Revision
05/09/22	Revised Study Boundary.	-01

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey ©. Crown copyright and/or database right 2022. Licence No. 0100031673. Study Boundary data © Flitwick Town Council 2022.



**Client** Flitwick Town Council

**Project** Flitwick Manor Park,  
Bedfordshire

**Title** Figure 9.1b  
Tree Survey: Tile 02

**Scale** 1:1,550 @ A3

Date	Drawn	Checked
05/09/22	JHD	CB
Reference	Revision	
FMPBPP22.04b	-01	



- 9.3 Veteran Trees were also surveyed and identified using the Veteran Tree Specialist Survey Initiative (VTSSI) guidance which uses signs such as tree maturity or decay and key attributes such as crown loss, loose bark, rot and deadwood etc. to identify veteran trees. This is an important distinction because Flitwick Manor Park contains a number of ancient trees which, on visual inspection, appear to be in good condition but are not yet in the senescent or over mature phase at the present time. Such trees may, however, become classified as veteran trees in the fullness of time as they decay and senesce naturally. Trees that fell into the Veteran Tree Category were identified in a separate appendix, **Appendix 9B Veteran Tree Survey** with accompanying photograph.
- 9.4 The VTSSI states: *'Veteran status is associated with late maturity. However, trees of different species approach late maturity at different ages. Although there is no precise definition of veteran status for the purposes of field work, knowledge of species longevity, size typically associated with old age and local conditions affecting tree growth contributes to the recognition of veteran trees in the field. Their special quality in the landscape is reflected in the view that these trees "are of interest biologically, aesthetically, or culturally because of their age" Apart from obvious veteran candidates of massive scale and known antiquity, the surveyor is often likely to encounter uncertainty in the field as to the veteran status of certain trees. In such instances, reference should be made to the range of veteran attributes indicating habitat and associated flora and fauna addressed on the recording form, rather than tree size alone.'*
- 9.5 Significant and ancient trees and those trees exhibiting signs of decay or disease which were identified as part of the original survey were then subsequently surveyed in more detail by Arboricultural Consultants Barton Hyett as part of a detailed tree assessment. The results of this survey are contained in **Appendix 9C Detailed tree assessment**. Barton Hyett also made recommendations, as necessary, for subsequent management of specific trees which are carried forward to the Schedule of Works.

#### **Tree planting phases**

- 9.6 Trees were categorized into estimated age categories as part of the tree survey. The categories are as follows
- A = 1930-2022;  
B = 1860-1930;  
C = 1800-1860;  
D = 1700-1800;  
E = Pre 1700

Four main phases of tree planting emerge from these categories:

**Phase 1** (which includes Categories D and E). Trees in this phase are largely confined to the ancient and veteran oak trees in the parkland and may predate the park as they probably relate to old field boundaries



**Phase 2** ( this includes Category C). This is the most significant phase in the development of Flitwick Park as it embraces all the mature trees, especially, but not exclusively, conifers that were planted in the arboretum and pinetum by J T Brooks between 1816 and his death in 1858.

**Phase 3** ( this includes Category B). This is a subsequent phase of tree planting originating during the ownership of JH Brooks and his wife from 1858 to 1934 and includes those trees planted in the belt on the southern boundary of the park adjacent to the A 5120 Flitwick to Westoning Road.

**Phase 4** ( this includes category A) This includes all remaining trees which have been planted by a variety of owners , including the Town Council , to the present day.

9.7 Examples of trees from these various phases are illustrated below.





- 9.8 This is an example, a veteran oak tree (*Quercus robur*) (Tree No 45) from the first phase of the history of Flitwick park, **Phase 1**, and is probably an old hedgerow tree.





- 9.9 This is an example, a Monterey pine (*Pinus radiata*), (Tree No 106) from the second phase of development of, **Phase 2**, of the park and is one of many exotic conifers probably planted by JT Brooks between 1816 and 1858 as he developed the arboretum.





- 9.10 This is an example of planting from the third phase of development of, **Phase 3**, of the park and consists of a series of broadleaves and conifers, notably Scot's Pine which have been planted as a perimeter belt which encloses the park along the Westoning road.

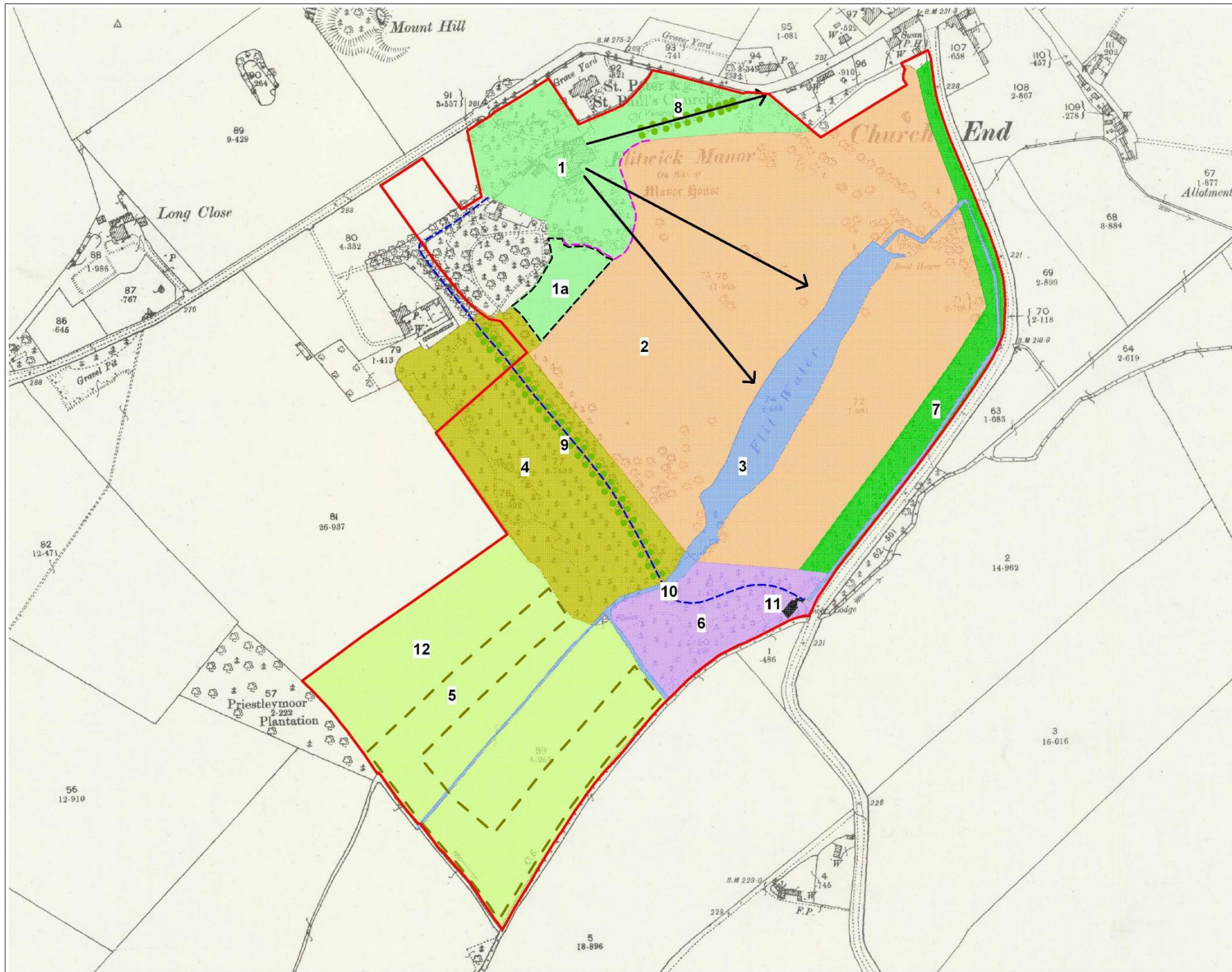
### **Woodland**

The arboretum and the perimeter roadside belt has now developed into woodland and this is the subject of a Small Woodland Management Plan , which incorporates proposals for restoring the Arboretum, which currently in preparation and which will be set out in **Appendix 9D ( IN PROGRESS)** The findings of this will also be carried forwards into a Schedule of Works.

## 10.0 Landscape Design Evaluation and analysis

### **Introduction**

- 10.1 The historic landscape of Flitwick has changed considerably since it was conceived by John Thomas Brooks in the mid 19<sup>th</sup>C. but the structure of the designed layout remains largely intact. There is little doubt that the JT Brooks phase of development was the key phase in the development of Flitwick Park and a significant number of features remain today. This section summarized the key changes that have occurred over that time, noting the features and elements that survive and those that have been lost. Key views are also described. The main historic elements and features are set out on **Fig 10.1 Landscape Design and Evaluation.**



- Key**
- Study Boundary
  - 1/1a - House & Garden
  - 2 - Parkland
  - 3 - Flit Water
  - 4 - Arboretum
  - 5 - Pinetum (lost)
  - 6 - Evergreen Drive
  - 7 - Perimeter Belt
  - 8 - Avenue (Lime)
  - 9 - Avenue (Sw. Chestnut)
  - 10 - Historic Drive
  - 11 - South Lodge & Gate
  - 12 - Meadows
  - Ha-ha
  - ← Principal View


**DRAFT**

0 50 100 metres

Date	Details	Revision

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey 60. Crown copyright and/or database right 2022. Licence No. 0100031673. Study Boundary data © Flitwick Town Council 2022.



Client	Flitwick Town Council		
Project	Flitwick Manor Park, Bedfordshire		
Title	Figure 10.1 Landscape Design & Evaluation		
Scale	1:3,250 @ A3		
Date	Drawn	Checked	
05/09/22	JHD	CB	
Reference	Revision		
FMPBPP22.22			



## 1) House and Grounds

10.2 The House occupies an elevated location on higher ground overlooking the park. The gardens occupy broadly the same extent as they did in the mid 19<sup>th</sup>C and are contained by a sinuous ha-ha along the southern perimeter. A small westerly extension has been added however, **1a** on Fig 10.1 associated with the development of a tennis court. The historic access route from South Lodge (10) is also not operational as the farmhouse is now in private ownership. Access to the house can now only be obtained from the east.

10.3 **Views.** There is little doubt that key views of the lake, Flit Water, would have been a central feature of the property at the time, not only from the house but from a walk shown on Fig 4.5 above the ha-ha and on sketches of the time Fig 4.9. Trees and vegetation have now grown up in the interim and the view of the lake has now been obscured as the view today (below) illustrates.



## 2) Parkland

10.4 The parkland also occupies much the same area as it did in the mid 18<sup>th</sup> and consists of grassland with parkland trees.

10.5 Subtle changes are occurring today. The edge against the arboretum is much less crisp and has developed into an uneven area of rank, unmanaged grassland and tall herbs. The field to the southwest of the lake has now developed into a more marshy field dominated by soft rush as a result of poor drainage. However, those

parkland trees that existed at the time, principally oaks, also appear today as they did then, as relicts of previous field boundaries. A number have been lost however in the south west corner of the park and some of conifers shown on the eastern margins of the Arboretum ( Fig 4.10) have also been lost. No new trees have been planted since then with a few notable exceptions and there are clumps of naturally regenerating oak.

### **3) Flit water**

- 10.6 The biggest change in Flit water since it was conceived is the change from an open water body to one that is almost entirely silted up and vegetated. The reasons that lie behind this transformation have been described in Section 8 but, aesthetically, there is no doubt that the appeal of the park has been diminished by this transformation. Naturally regenerating trees, mainly oak and alder are becoming established on the margins and a semi mature plane tree has become established on the cascade. The island noted on the 1838 map (Fig 4.5) and the accompanying sketches, has been lost.

### **4) Arboretum**

- 10.7 This was the centre piece of John Brooks' design and was laid out with a mixture of exotic conifers, broadleaves, orchard trees and a fruit garden. With the exception of the exotic conifers, many of which remain today and also a few mature broadleaves, the orchard, shrubs and fruit garden have all disappeared. **Fig 10.2** shows the approximate position of the principal surviving trees of the arboretum today which are a variety of mature conifers including Monterey pine, Western Yellow pine and Atlas cedar. The area has now developed into dense, unmanaged secondary woodland with dense patches naturally regenerating sycamore and ash dominant at various stages of maturity. The grass sward that would have prevailed at the time of establishment has been replaced with dense carpet of green alkanet and bramble over much of the woodland floor. A dense stand of yew and Scot's pine, younger than the original arboretum trees, populate the western margin and interestingly this appears to be separate from the main body of the Arboretum in the first edition 6 inch OS plan Fig 4.10. This planting may be designed to improve the shelter and reduce exposure for the main Arboretum. A double line of mature sweet chestnut marks the line of the old drive to the house and runs through the centre of the arboretum and a circular unsurfaced walk allows visitors to navigate through it.





- |                     |                                 |                         |                                 |
|---------------------|---------------------------------|-------------------------|---------------------------------|
| 78 Deodar Cedar     | <i>Cedrus deodara</i>           | 100 Black Pine          | <i>Pinus nigra</i>              |
| 79 Deodar Cedar     | <i>Cedrus deodara</i>           | 101 Douglas Fir         | <i>Pseudotsuga menziesii</i>    |
| 80 Douglas Fir      | <i>Pseudotsuga menziesii</i>    | 102 Black Pine          | <i>Pinus nigra</i>              |
| 81 Giant Sequoia    | <i>Sequoiadendron giganteum</i> | 103 Black Pine          | <i>Pinus nigra</i>              |
| 82 Incense Cedar    | <i>Calocedrus decurrens</i>     | 104 Plane               | <i>Platanus x hispanica</i>     |
| 83 Incense Cedar    | <i>Calocedrus decurrens</i>     | 105 Black Pine          | <i>Pinus nigra</i>              |
| 84 Sitka Spruce     | <i>Picea sitchensis</i>         | 106 Monterey Pine       | <i>Pinus radiata</i>            |
| 85 Sitka Spruce     | <i>Picea sitchensis</i>         | 107 Maple               | <i>Acer campestre</i>           |
| 86 Deodar Cedar     | <i>Cedrus deodara</i>           | 108 Black Pine          | <i>Pinus nigra</i>              |
| 87 Giant Sequoia    | <i>Sequoiadendron giganteum</i> | 109 Sitka Spruce        | <i>Picea sitchensis</i>         |
| 88 Oak              | <i>Quercus robur</i>            | 110 Black Pine          | <i>Pinus nigra</i>              |
| 89 Blue Atlas Cedar | <i>Cedrus atlantica Glauca</i>  | 111 Black Pine          | <i>Pinus nigra</i>              |
| 90 Blue Atlas Cedar | <i>Cedrus atlantica Glauca</i>  | 112 Douglas Fir         | <i>Pseudotsuga menziesii</i>    |
| 91 Coast Redwood    | <i>Sequoia sempervirens</i>     | 113 Oak sp.             | <i>Quercus sp.</i>              |
| 92 Cedar of Lebanon | <i>Cedrus libani</i>            | 114 Deodar Cedar        | <i>Cedrus deodara</i>           |
| 93 Cedar of Lebanon | <i>Cedrus libani</i>            | 115 Silver Fir          | <i>Abies alba</i>               |
| 94 Black Pine       | <i>Pinus nigra</i>              | 116 Maritime Pine       | <i>Pinus pinaster</i>           |
| 95 Evergreen Oak    | <i>Quercus ilex</i>             | 117 Western Yellow Pine | <i>Pinus ponderosa</i>          |
| 96 Black Pine       | <i>Pinus nigra</i>              | 118 Oriental Spruce     | <i>Picea orientalis</i>         |
| 97 Scots Pine       | <i>Pinus sylvestris</i>         | 119 Giant Sequoia       | <i>Sequoiadendron giganteum</i> |
| 98 Fir sp.          | <i>Abies sp.</i>                | 120 Douglas Fir         | <i>Pseudotsuga menziesii</i>    |
| 99 Red Oak          | <i>Quercus rubra</i>            | 121 Scots Pine          | <i>Pinus sylvestris</i>         |
|                     |                                 | 122 Scots Pine          | <i>Pinus sylvestris</i>         |
|                     |                                 | 123 Scots Pine          | <i>Pinus sylvestris</i>         |
|                     |                                 | 124 Beech               | <i>Fagus sylvatica</i>          |
|                     |                                 | 125 Scots Pine          | <i>Pinus sylvestris</i>         |
|                     |                                 | 126 Scots Pine          | <i>Pinus sylvestris</i>         |
|                     |                                 | 127 Horse Chestnut      | <i>Aesculus hippocastanum</i>   |

Key  
Study Boundary

**DRAFT**



Date	Details	Revision

© Chris Burnett Associates 2022. Not to be reproduced in whole or in part without written permission. This product includes mapping data licensed from Ordnance Survey ©. Crown copyright and/or database right 2022. Licence No. 0100031673. Study Boundary data © Flitwick Town Council 2022.



Client	Flitwick Town Council		
Project	Flitwick Manor Park, Bedfordshire		
Title	Figure 10.2 Surviving Arboretum Trees		
Scale	1:900 @ A3		
Date	05/09/22	Drawn	JHD
Reference	FMPBPP22.21	Checked	CB
		Revision	





## 5) Pinetum

- 10.8 This feature has now disappeared and is no longer traceable. This was all laid out as zoned tree planting areas based on species. Willow near the stream which fed the lake, and other zones as shown on the Brooks map Fig 4.4. It is probable that the ground conditions, wet land exacerbated by a layer of peat close to the surface, were not conducive to tree growth. The area is now pasture with rushes and grazed by cattle.

## 6) Evergreen Drive

- 10.9 Interestingly, this feature is more intact than other areas with a selection of original arboretum trees remaining such as Incense Cedar, Blue Atlas cedar and Giant Sequoia but dense patches of naturally regenerating holly and sycamore close in on the route of the drive and detract from these large exotic conifers. These trees are likely to have been planted to embellish the approach drive from Lower Lodge. Natural regeneration of sycamore however, at various stages of maturity is also diluting the impact and character of this feature of Flitwick Manor park.

## 7) Perimeter belt

- 10.10 A narrow belt of mixed woodland that runs adjacent to the Westoning road survives intact. The trees in this belt of woodland appear to be much younger than the principal trees in the main body of the arboretum. It was identified by JT Brooks on the 1838 plan, Fig 4.4 but it is without a number so its design intent is speculative. It does have a walk running through the centre of it, however. The woodland belt is dense with a mixture of broadleaves and conifers, principally Scot's Pine, and abundant stands of holly as understorey. Today it performs an important function in enclosing the park and screening the road.

## 8) Lime avenue

- 10.11 This feature remains intact as single avenue of mature limes marked on the 1838 plan as number 45: Board Walk and Lime Avenue. The avenue is in good condition and frames the view of the house successfully from the main entrance gates. See photo below.



**9) Sweet chestnut avenue**

- 10.12 Once again this feature has survived the changes to the property over time although the drive from Lower Lodge which it flanks, has fallen into disrepair. It is generally in good condition.

**10) Drive from Lower Lodge**

- 10.13 The drive from Lower Lodge, through 6 Evergreen Drive, was previously the route of a public road before it was successfully diverted by John Brookes in 1829. The route is still traceable as an earthwork (see photo below) although the surface has long since disappeared. Significantly, there are no regenerating trees which have been allowed to develop on the line of the drive.

**11) Lower Lodge**

- 10.14 The Lodge that existed to mark the entrance to the park via Lower Lodge Drive has long since gone. Exact dates for its demolition are unclear but it was demolished some time after the second world war. The gates, and gate pillars, that mark the drive's entrance have been subject to a detailed assessment in Section 6 and survive but are in poor condition.

**12) Agricultural grassland**

- 10.15 This was agricultural land into which the Pinetum was planted. This feature failed but the environment into which it was planted remains now as it was then, a simple field of grassland grazed in all probability with cattle.

**Walks**

- 10.16 There are numerous walks shown on the sketch plan of 1838 many of them circular in origin. Most of them have been lost but a few remain today, the most notable of which is the circular walk inside the arboretum. The route of the Lower Drive from entrance through arboretum also remains but it has been truncated abruptly by an ownership change. The spirit of exploration of the park through circular walks has been replicated to some extent by some of the new walks in the parkland and fields which have been established in modern times although many are not formally surfaced.



## 11.0 Significance

- 11.1 Flitwick Manor Park is recognised as of national significance as an historical landscape. It has been added to the Register of Historic Parks and Gardens and is listed Grade II. This recognises its value as a coherent remnant of a larger estate landscape which survives and the very specific contribution of J T Brooks and his family to horticultural practice in the first half of the 19<sup>th</sup> century, one which combined science with recreation and pleasure and furthermore one which has exceptional documentation for its key period of development. The listing further recognises the significance of the whole site that, although in split ownership vis a vis the Manor House, park and associated land, work together as unit allowing Flitwick's story to be understood.

### Introduction

- 11.2 Decisions on significance are based upon both statutory designation and professional judgement, tested against four broad values set out in Historic England's Conservation Principles. These are:

**Evidential value:** Evidential value derives from the potential of a place to yield evidence about past human activity. It includes physical remains, above and below ground (archaeology) as well as geology, landform, species and habitats. Evidential value relates to the potential to contribute to people's understanding of the past.

**Historical value:** Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative (visual) or associative.

**Aesthetic value:** This is related to quality of design, innovation, influence, role of architects, artists and craft workers; essentially, design in accordance with landscape theories, materials and planting and form.

**Communal value:** Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Levels of significance have been assessed and attributed to discrete aspects of the Flitwick estate. The approach to this Statement of Significance, as well as the definition of these levels, are derived from Semple Kerr's 'The Conservation Plan' and are categorised as follows:

The level of a heritage asset's significance can be assessed using a hierarchy:

- A: Exceptional (international)
- B: Considerable (national/regional)
- C: Some (local/county)
- D: Little or neutral
- E: Intrusive/damaging or negative

### Evidential Value

- 11.3 The elements of the original estate landscape managed by Flitwick Town Council, namely the inner park centred on the mid-18<sup>th</sup> century sinuous Flit Water in the middle ground, the experimental arboretum, woodlands, avenues of trees and former site of the pinetum developed in the early 19<sup>th</sup> century, are contiguous with the surviving garden features around the manor house and linked to the now detached areas of Mount Hill and Flitwick Wood, managed separately, give Flitwick Manor Park **considerable value** in terms of significance as a designed landscape area within the settlement of Flitwick. Evidence is provided by 2 key documents: the Flitwick House and Gardens manuscript<sup>41</sup> and the botanical record of the plants in Hortus Botanicus Flitwickensis.

### Historical Value

- 11.4 Whilst estate landscapes from late 18<sup>th</sup> century and early 19<sup>th</sup> century that exhibit a variety of related component parts are not uncommon; Flitwick has particular significance because alongside the elements that survive is detailed contemporary documentation by the J T Brooks and his daughter. This documentation is exceptional in its own right but also is a source upon which the general principles of any restoration scheme can be based. When J T Brooks owned the estate, it paralleled a period of huge experimentation in planting an arboretum, ornamental woodlands and gardens spurred by new interest in tree and planting collecting by the amateur alongside systematic approaches to growing and recording plants. J T Brooks made it his mission to discover these and apply them to his gardening.
- 11.5 Flitwick was also fortunate to be located near Woburn, where the head gardener in the early 19<sup>th</sup> century, Alexander Forbes, was a pioneer in his own right in systematic planting and indeed wrote two publications on which Brooks possibly modelled his own botanical records. Furthermore, Brooks knew Hooker, Loudon and Paxton suggesting his own personal status as a gardener was exceptional in his own time. His work was particularly praised by Loudon. These connections add to the **exceptional** historical significance of Flitwick as a site of horticultural importance.

### Aesthetic Value

- 11.6 The poor condition of the surviving elements of the woodland elements of Flitwick Manor Park and similarly poor condition and loss of form of Flit Water, its associated dam and cascade and that the original area of the Pinetum west of the site, now managed as meadow is divorced from the main park area have compromised the current aesthetic value of the area as a coherent landscape. However, the structure of all these elements are still legible and could be restored to form a more unified whole. Whilst the potential is exceptional its current aesthetic state is judged to be **low**.

---

<sup>41</sup> Bedfordshire Record Office LL/17/284

## **Communal Value**

- 11.7 Flitwick Manor Park is a well-used and valued resource by the local community helped by its proximity to dense areas of residential settlement. Additionally, it is part of the Flit Valley and Greensand Ridge networks of walks. the path network are poorly surfaced at points and there is little in the way of interpretation. Although the park can be accessed at two points only one of them is signposted at the moment. Communal value is judged to be **considerable** but capable of improvement.



## 12.0 Issues

- 12.1 This section deals with some of the issues that have emerged from the survey and evaluation work that has been undertaken as part of this study. Identification of these issues links the survey and analysis phases and helps to establish the Management Approach and recommendations outlined in Section 13.0. and ensures that those assets in need of conservation, repair or enhancement are prioritized accordingly

### **Woodland, trees and arboretum**

- 12.2 There is little age variation in the parkland trees with most in mature or veteran category with young cohort being supplied by natural regeneration of oaks.
- 12.3 There has been little in the way of positive woodland management in recent years such that the Arboretum is being swamped by natural regeneration of trees and shrubs which are obscuring some of the fine specimens of exotic conifer planted by JT Brooks
- 12.4 The grass sward typically a feature of Arboretums has been replaced by woodland groundflora and patches of bramble
- 12.5 Many of the historic species planted by JT Brooks have been lost as has the Pinetum.
- 12.6 The principal constraint in any new woodland planting is that there must be sufficient light reaching the woodland floor otherwise any new planting is in danger of failing to produce vigorous specimens

### **Views**

- 12.7 The principal views of the lake from the House have been lost, apart from the Lime avenue view, primarily due to Natural Regeneration of trees and shrubs along the ha- ha. Views of the house are still obtained however from the park.

### **Hydrology and Pools**

- 12.8 The lake has completely silted up and vegetated over. The water supply is non existent and recent drainage works have ensured that loss of supply is likely to be permanent without future restoration work. Most of the interconnecting ditches are clogged with vegetation.

### **Buildings and structures**

- 12.9 Most of the buildings and structures are in a state of disrepair or neglect. This includes the lake cascade, the ha-ha and gate pillars and gate at Lower Lodge.

**Grassland**

- 12.10 The parkland grassland is cut once annually but there is difficulty in identifying suitable contractors who will undertake this task, especially in the context of a rising population of ragwort. The grassland has a rank unmanaged quality as a result and the extensive rabbit population frequently disturbs the ground. There might also be a conflict between dog walkers and cattle in terms of any future management proposals.

**Access and interpretation**

- 12.11 Paths are often poorly surfaced or showing signs of erosion. The ramped path into the Arboretum is too steep to be safely used by all. The interpretation provision across the site is limited and there is no digital provision. Waymarking and tree identification in the Arboretum could be improved.

## 13.0 Management Approach

### Introduction

- 13.1 One of the primary objectives of this Parkland Management Plan is to establish sound foundations for future management that will ensure that the resources, themes and features discovered as part of this survey can be protected, conserved and enhanced for the benefit of future generations. Although the conservation philosophy acknowledges the importance of one phase in the development of the landscape at Flitwick in particular, the JT Brooks Phase, there is an acceptance that all phases are relevant including its latest manifestation as a local public park.

### Conservation philosophy

*The philosophy that guides the restoration, conservation and management of the landscape at Flitwick should be focussed on the outstanding contribution made by John Thomas Brooks whose work in laying out the gardens and arboretum is chronicled in detail in Hortus Botanicus Flitwickensis and on his 1838 sketch map. Principal elements of his scheme survive today notably:*

- ***The House and Gardens including lime avenue***
- ***Arboretum***
- ***Lake***
- ***Parkland***

*J T Brooks phase of landscape development has been identified as the most significant of all phases of development at Flitwick and although the aesthetic value has been compromised over time due, primarily, to a decline in management resources, there is no reason to suggest that this landscape could not be restored in part or in full given the necessary funds and resources.*

*The Management Approach and recommendations set out below, however, offers a balanced approach to restoration acknowledging the existing ecological and communal value of the site and the split responsibilities of shared ownership.*



## **Management Approach: Arboretum and Evergreen drive**

- 13.2 **Objectives:** Improve legibility of arboretum, ensure long term survival of this significant historic feature, improve access, connectivity and interpretation.

The principal structure of an Arboretum allows mature specimen trees planted at wide spacing to stand in a uniform sward with maximum visibility. This should be the overarching principle guiding the restoration of the Arboretum rather than the restoration to mixed woodland with shrub and understorey layers. The sward in this case can be replicated to some extent by green alkanet but substantial clearance of sycamore and bramble and woody shrubs should be a priority in the core area. Replanting of exotic specimens should also occur where sufficient light permits and consideration should be given to replanting the eastern margin and evergreen drive with exotic conifers. The Pinetum, now lost due to poor ground conditions should be referred to in interpretation.

Photographs 1 -8 below highlight some of the ongoing issues and potential solutions and Fig 13.1 illustrates the principal proposals and features.

The approach to managing and restoring the arboretum should focus on:

- 1) Enhance the visibility of significant trees on Fig 10.2 by undertaking extensive thinning work to remove most of the naturally regenerating and mature sycamores together with the shrub layer of elder and hawthorn. In this way the visibility of the existing mature trees would be increased and the permeability would improve markedly. All trees should be tagged and named.
- 2) Large areas or glades consisting of mature or semi mature and young sycamore, ash and elder should be clear felled to produce areas with sufficient light to promote sustainable tree growth. Any dead trees should be cut down and removed. New arboretum trees, based on existing species recorded on Fig 10.2 and / or the list of genus found in Hortus Botanicus Flitwickensis. should be planted in these areas at wide spacing (8.0m) + and protected against browsing damage by deer
- 3) Urgent Consideration should be given to improving the parkland / arboretum interface by firstly levelling the ground on the parkland side and re-establishing a grass sward then crown raising the existing mature trees along the eastern fringe of the Arboretum and thinning unwanted species such as sycamore heavily. In this way visibility into the Arboretum from the park and vice versa should be radically improved. Exotic conifers should also be established at wide spacing along this eastern perimeter.
- 4) Work should be carried out to any trees identified for management in the detailed tree assessment

### **Appendix 9C.**

- 5) Improve footpath access and connectivity with other routes and entrances. Waymark key routes.

- 6) Thin areas of dense holly and rhododendron.
- 7) **Gate piers at Lower Lodge. It is recommended that this area be cordoned off from the public, and the south pier in particular, which is considered unsafe at present, in a state of ongoing collapse ( NB These structures are now part of a restoration construction contract coordinated by Weal Architects).**
  - Significant parts of the north and south abutments will need to be rebuilt, with more work required to the south abutment.
  - Repair and reinstate the wrought iron railing either side, splicing in new to match as required.
  - Rebuild the south side pier off a new foundation.
  - Repair/consolidate the north side pier, infilling cavities in matching brickwork and removing inbuilt iron work that is leading to crevice corrosion.
  - Consider replacing all wrought iron fixings into the piers and abutments with like for like fixings/straps etc in stainless steel.
  - Desilt the ditch, allowing better access to the culvert, and to allow the ditch to drain into the river once again. Some repairs to the brick vault might be need, to be assessed once safe access available.
  - Once the work is back in good condition, introduce an ongoing maintenance regime.
- 7) Improve interpretation with new panel and manage woodland to improve setting of drive as it runs through
- 8) **Culvert bridge. (NB This structure has been repaired recently but is now also part of the restoration construction contract coordinated by Weal Architects that will restore the original balustrade in Clipsham stone.)** The debris ought to be removed from the ditch either side. It was noted that within the culvert itself, just inside the entrance at either end, there are some small cavities in the brickwork and some open joints. It is recommended these be infilled in mortar and new brickwork.
- 9) Manage perimeter belt by thinning understorey, promoting naturally regenerating trees and carrying management recommendations noted for individual trees in the tree survey.





**Photo 1, 2 , 3 and 4. Impermeable arboretum edge could be improved by managing sward, crown raising and thinning and replanting with new conifers . Photos 3 and 4 below show the nature of the view looking out with dense stands of sycamore.**



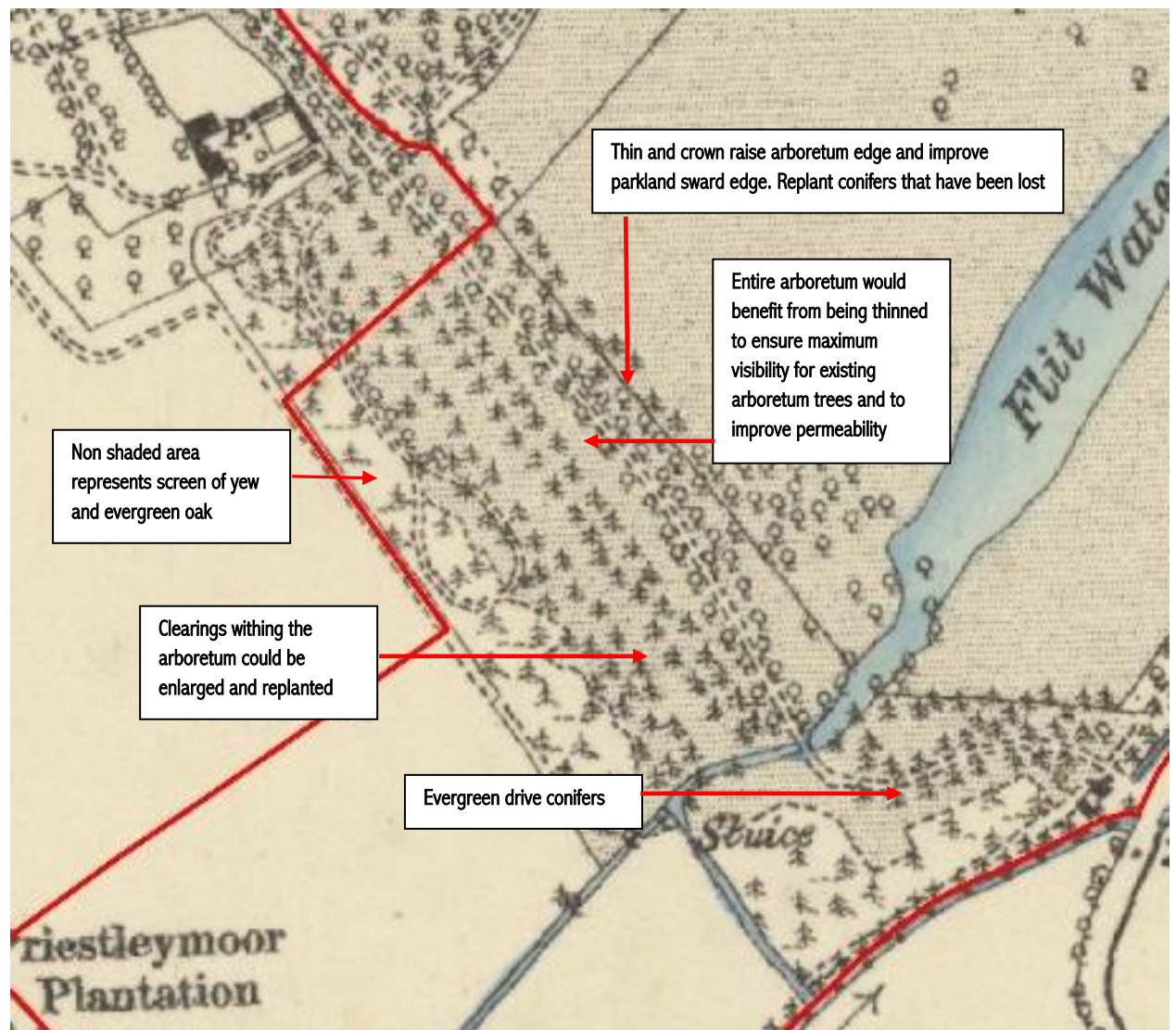
**Photos 5 and 6 below illustrate how existing clearings could be enlarged through clearance of shrubs, bramble and sycamore to create large open areas for replanting of exotic conifers at wide spacing. Existing arboretum trees would be seen more clearly**







**Photos 7 and 8 illustrate the need for thinning. In the case of Photo 7 the dense evergreen screen of yews and evergreen oak is encroaching onto the path and Photo 8 illustrates the suffocating nature of unlimited sycamore regeneration**



**Fig 13.1 Sketch plan of the Arboretum showing principal features and restoration proposals**

## Management Approach: **Perimeter woodland**

**Objectives:** Maintain this woodland as mixed woodland with groundflora, shrub and understory layers.

- 13.3 This woodland is an important screen for the road and helps to enclose the park. Ensure that the mixed structure of the wood is maintained and allow for continued tree planting when and where sufficient light exists.

## Management Approach: **Parkland**

- 13.4 **Objectives:** Maintain parkland as open area of grassland with individual trees, ensure succession planting of parkland trees, improve diversity of sward if possible, improve path surfaces, restore ha- ha, replace fencing.

The management of the parkland should continue in the same manner as it is today, for the larger area north of the lake. This involves a late cut in August and removal of all arisings. Selected areas should be identified for diversification using locally sourced wildflower rich green hay in areas that are scraped beforehand to improve/encourage biodiversity and improved floristic interest. The eastern interface between the arboretum and the parkland should be made crisper and more permeable so that managed grassland is allowed to come up to the edge of the arboretum and views into the arboretum are possible. Work should be carried out to any existing parkland or veteran trees identified for management in the detailed tree assessment **Appendix 9C**. The field to the south of the lake should continue to be grazed as it is today with cattle and cutting on an occasional basis (every 2-3 years) to maintain the openness of the area and to prevent scrub and trees from invading. Consideration should be given to formalizing the surface of all existing paths in the parkland and to creating a new path adjacent to the southern perimeter belt.

The **Ha-ha** should be restored as follows:

- 1) Further investigations: fully remove all vegetation off the face of the wall, and remove young self-seeding trees from the top, face and base of the wall, to allow a further inspection. This will also allow any impact from the lime tree to be assessed.
- 2) Undertake a trial pit investigation, including localised opening up of the structure from behind to (i) assess the form of the structure - ie its width etc in cross section and (ii) assess its condition back away from the visible front.

3) Consolidate the brickwork by infilling the cavities and repointing all the open joints in a lime-based mortar (that will allow the free passage of moisture). Note this should only be done after (1) is complete. It may be considered advisable to introduce grout into the wall, depending on the findings of (1).

4) Once the Ha-Ha is back in good condition, introduce an ongoing maintenance regime.

A new metal bar rail estate type fence should be replace the post and wire fencing that separates Flitwick Manor Hotel land from Flitwick Town Council land adjacent to the lime avenue and at the disused tennis court boundary.

## Management Approach: **Flit Water and hydrology**

13.5 **Objectives:** Restore lake as an open body of water with marginal aquatic planting, remove most naturally occurring trees along margins, ensure connection to existing ditch system to obtain consistent supply of water, conserve existing brick cascade in situ but create new clay dam.

13.6 The principal objective should be restore open water to this feature to improve the aesthetic appeal of the parkland and simultaneously improve habitat diversity. A series of Options are offered below. See **Fig 8.4 Restoration Options** for details.

### Flit Water Restoration Options

13.7 Previous reports and management plans for Flitwick Manor Park have presented the aspiration to restore the lake to its original size and form as an open water feature in the park. To pursue this there are several critical factors that must be addressed, including:

- The original size of the lake has been measured from the OS and archive maps as c.8864m<sup>2</sup>. The depth of the lake would need to be between 1.5m to 2m at the deepest which would mean that the volume of the lake would be above 10,000m<sup>3</sup>. This threshold volume may mean that the restored lake would have to be considered under the Reservoirs Act 1975 (as amended). This decision would be partially based on whether the lake is deemed as being above the “natural level of the surrounding land”. This evaluation would be something that would be pursued as part of the feasibility assessment of the selected restoration option which at this stage do not take account of lake volume thresholds. However, the scheme options have been presented such that should the lake be deemed as being above the surrounding land the proposals could be easily amended to account and address this possible constraint.
- The outlet structure for the lake would be difficult to restore given its state of repair and the fact that it now supports a mature tree which is significant in the landscape of the park. The intention in the restoration options



below is to retain as much of the outlet structure as possible but construct a new structure upstream of the original.

- Several recent reports and Section 7.0 have highlighted the value of the current ecological status of the lake as a mosaic of rapidly colonising wetland plants. In the proposals outlined below some of this diversity of emergent aquatic plants would be retained within the lake footprint and these would be supplemented by the creation of additional wetland and other habitat features within the park.

### **Option 1**

- 13.8 This option relies on the reinstatement (with some necessary alterations) of the original process and structures of supplying water to the lake via the drainage system. The elements of the restoration option comprise:
1. The construction of a new outlet structure. This would be a puddled clay bund with a rock cascade to take normal and flood over-flows from the lake. The bund may also require some form of outlet pipe to enable the lake water level to be drawn down for maintenance purposes. The new outlet would be several metres upstream from the present degraded brick structure, which will remain in place with the possible addition of an 'armoured' spillway and a through pipe for normal flows. Downstream of the new and original outlet structures there would be a requirement to desilt and possibly reform the outlet channel.
  2. The lake would be desilted to a level determined by ground investigation as to the nature of the lake liner. This desilting process would reduce the vegetative cover currently in the lake by between 70% and 80%. Target depth of the lake should average at least 1m with deep areas up to 2.5/3m.
  3. At the inlet end of the lake a deep water (>2m) area would be excavated to act as a sediment trap. If the lake cannot be restored to its original footprint this sediment trap feature could be moved into the body of the lake.
  4. The sluice gate which controls the excess or return flow of water to the River Flit would be maintained or possibly replaced by a drop board sluice, depending on the agreed method of controlling and maintaining water levels in the lake. Depending on detailed topographic surveys it may be that the majority of winter flows are directed via Drain D but that summer flows up to an agreed storm flow level would enter the lake, the level of which will be controlled by the crest height of the new cascade.
  5. In order that Drain B can be re-established as a primary source of water to the lake it would be necessary to reconnect the drain with Drain A. One approach to achieve this would be to install a drop board sluice just below the junction of Drain A and B with Drain C. This would have the effect of lifting the water levels in Drain A so that water would be directed into Drain B and then into the lake. Drain B would also need to be maintained to enable easy passage of the water towards the lake. There are other means of achieving this 're-connection' of the flow

to Drain B but these would be presented as part of a future detailed feasibility study. However, in order to pursue the viability of this option it would be necessary to enter into detailed discussions with the Bedfordshire and River Ivel Internal Drainage Board.

6. Drain B would need to be cleared of vegetation for operational purposes and to achieve some further biodiversity gain. This option also recommends that sections of the banks to the drain are lowered to enable a proportion of higher flows to enter the fields on either side of the drain. This rewetting process would help sustain a more diverse wet grassland and marsh mosaic across these fields. There may be an opportunity to create scrapes or depression hollows within these fields to enhance habitat creation. Some parts of these fields show zones of high organic-matter soils and rewetting these areas would reduce carbon loss and further the sequestration of carbon across the site.

## **Option 2**

- 13.9 Should reliance on the delivery of flow via the drainage network to the south-west of Flitwick Manor Park not be possible a second option based on sustaining turnover of flow in the lake could focus on the use of an on-site borehole supply of water. Within this option there are two broad approaches considered:
  1. Develop a scheme to restore the lake to its former size and function partially along the lines of Option 1 above. This would need to include the appropriate investigations to determine and clarify a total water mass balance for this scale of lake restoration which would include the mass balance calculations indicated in Appendix A, together with seepage losses through the ground and operational demands from the re-instatement of a cascade at the outlet of the lake. Depending on the losses generated by ground seepage and the desire to retain the operation of an outlet cascade, a water demand figure would be derived which if greater than 20m<sup>3</sup> per day would require an abstraction licence and possibly other requirements such a groundwater investigation consent. Depending on the current groundwater status in this area there is no guarantee that licences and consents would be given, even if the capital and long-term costs were acceptable.
  2. It is probable that the investigations identified in 1 above would lead to a demand of greater than 20m<sup>3</sup>/day, and if the costs of this approach are deemed too high then a modified restoration scheme could be evolved that would enable the lake to be sustained within the 20m<sup>3</sup>/day.
- 13.10 The capacity to develop a restoration scheme that would limit the demand for water to 20m<sup>3</sup>/day would rely primarily on determining the nature of the lining of the current lake. If presently the lake is not retaining water because of the state of the outlet structure, and it is discovered that the lake lining is sufficiently impermeable, then an open water lake with a small cascade may be feasible. Topping-up evapotranspiration losses from the lake surface plus limited seepage could be feasible but it would rely on active management to limit the

encroachment of vegetation into the lake as this would increase the water losses from the system and generate higher demand for water to sustain the lake.

### **Option 3**

- 13.11 Restoring the original processes that were involved in maintaining the lake, i.e. the diversion of flow from the River Flit to the lake via the south-west drainage network seems the most appropriate approach. However, should the Internal Drainage Board (IDB) not be able to fully meet the demands that are implied in Option 1 above, then there may be a compromise to have a partial re-instatement of the original drainage system, as it is presently understood, combined with an on-site borehole supply up to 20m<sup>3</sup>/day.

### **Key Considerations**

#### **Lake Lining**

- 13.12 Understanding the nature of the lake lining is a paramount investigation in the feasibility of any restoration option for Flit Water. A simple first step towards this would be to excavate a temporary trench parallel to the lake margin (possibly some 5m from the lake edge). This would then provide some indication of whether the lake is based on alluvium deposits comprising clay, sand, silt and gravels as indicated by the British Geological Survey maps or Ampthill Clay (Blue Clay) as indicated on the BGS archive (see Appendix B). If such investigations remain inconclusive then lakebed cores might be required.

#### **Desilting Operations**

- 13.13 To restore the lake to a former footprint, and to instigate other proposals outlined in Option 1 would involve the removal a significant quantities of infill material, amounting to more than 10,000m<sup>3</sup>. A sizeable proportion of this material would be organic in nature derived from decades of leaf litter and the gradual colonisation of aquatic plants and trees together with silt from the River Flit catchment. The excavation and management of these materials represent significant cost issues to the restoration scheme. In previous desilting operations it has been confirmed that the materials were stored and partially composted on site, in area with limited visual access or habitat value. Management of the materials on site is always preferable if possible. With the current state of the lake having such a considerable organic as well as mineral content it would be worth investigating the possibility of separating the organic from the mineral matter. This would enable the possibility of composting the organics on site and removal off-site of the mineral matter. On-site composting does come with not insignificant environmental management issues, not least leachate generation and odour. Mineral matter storage, drying etc also requires dedicated management, and in both cases the eventual restoration of the storage and processing areas.
- 13.14 From the above it is clear that a further, more detailed feasibility study is recommended to examine and confirm the options. This should determine a) whether, following desilting, the lake falls within the limitations of the



Reservoirs act b) to hold discussions with the Internal Drainage board to determine as to whether the feasibility of restoring a new sluice and diverting water along historical channels to the lake is viable d) on site ground investigations to investigate the nature of the lake liner e) design considerations for the new puddled clay dam and overflow feature upstream of the existing brick cascade .f) receptor site for the silt to be excavated from the lake or viability and cost of removing silt off site ) the nature and design of the silt trap and methods of emptying.

## **Management Approach: Agricultural grassland west of arboretum**

- 13.15 **Objectives:** Maintain as permanent pasture and diversify grassland habitat. Manage perimeter mixed species hedge, expand arboretum along perimeter.

These two fields should continue as permanent pasture grazed by cattle on a seasonal basis. No attempt should be made to restore the Pinetum which probably failed due to poor ground conditions. Diversity could be improved by lowering the banks of the lake connecting drain to enable a proportion of higher flows to enter the fields on either side of the drain. There may be an opportunity to create scrapes or depression hollows within these fields to enhance habitat creation. Some parts of these fields show zones of high organic-matter soils and rewetting these areas would reduce carbon loss and further the sequestration of carbon across the site. Create some small areas of bare ground for invertebrates such as solitary bees and wasps, particularly where the soil is sandy and/or south facing

## **Management Approach: Access and Interpretation.**

**Objectives:** Improve access across the site with new path surfacing in park, new path, waymarking and interpretation at 2 entrances: Lower Lodge and Church Lane.

- 13.16 Access could be improved radically across the site with an emphasis on circuits and the creation of a new path along the perimeter woodland belt. This should be accompanied by waymarking and improved interpretation. Circuit paths should be created in the arboretum and also in the southern field with a new crossing over the ditch at the sluice into the Arboretum. Consideration should be given to permanent path surfacing in the parkland. The path gradient issue at the northern entrance into the arboretum should be resolved with a gentle ramped path. The Pinetum, which is now lost, should be part of the interpretive story on how the site was developed by the Brooks family. The manuscripts and maps authored by J T Brooks could be useful reference material in any interpretation.

## 14.0 Masterplan and Schedule of Works

TBC following approval of Draft Report

---

<sup>i</sup> 1843 revisions to this took place as noted in diary – see The Diary of a Bedfordshire Squire in The Bedfordshire Historical Record Society vol. 66 1987 various entries for 1843.

date	Ownership/Occupation	landscape action	architectural action	notes	refs
1086				Domesday book records Flitwick. Early history and origin of estate is unclear. May have originated in lands owned by Dunstable Priory in Flitwick, which after the Dissolution passed through various hands, till it came (in 1600, VCH) to Robert Honywood.	
c1600	Robert Honywood reputedly owned estate but not clear of what this consisted.		Manor House reported to be 17th century		VCH A History of the County of Bedford, London, 1912
1632	Edward Bloefield in possession of estate				
1687	Edward Bloefield died and estate passed to his wife Jane				
1668	Jane remarried Benjamin Rhodes				
1717		Map of estate drawn up showing field names, manor house and village etc. Shows area subsequently which became the paddock, the arrangement of gardens round the house, orchards, hop ground and meadows. Shows house divided from church by road.			Bedford Record Office LL17/338 A True Mapp and Plott of Several Closes, Orchards & Gardens etc, belonging to the Homestead and Mansion House situate and being in the parish of Fleetwick, in the County of Bedford, being the Estate of Benjamin Rhodes, measured September 1717 by George. Lettin



1717	At this date the estate consisted of The Elms, a plantation to the west of the house and related buildings, with a kitchen garden and orchard to the south, beyond which were Warren Close and Little Warren Close, and further south, beyond a ditch, Church End Mead and Flit Meadow which led down to The Flit. North divided by the public road was the Church, was Orchard Close and the Mount Hill.	
1735 Dr. Humphrey Dell of Maulden acquired estate.	Mentions Brickfields where L shaped pond located.	
c1736		Manor house reworked as a house. Details unknown.
1765 Anne Fisher inherited estate from her godfather Humphrey Dell	Jeffrey's Map of Beds. Shows Flit damned to create a long thin lake suggesting mid 18th century landscape design scheme made during Dell years of ownership.	
1775	T Oliver image shows house, church and immediate garden surroundings.	Image made from the garden of S Fisher Esq suggesting this was the occupant at this date.
1789 Brooks family ownership began through marriage of George Brooks to Anne Fisher - her second marriage.		Goerge Brooks did not ever appear to live at Flitwick

1793 Flitwick House was leased to from 1793 to at least 1808 to Robert Trevor (LL17/174-8).	Map of Parish produced principally land belonging to George Brooks. Shows, canal, L shaped pond associated with Brickworks, park called paddock and includes tree clumps. Made before road diversions so shows lines of roads subsequently tree lined by the Brooks family.		Bedford Record Office R1/250. Map of Parish of Flitwick, principally belonging to George Brooks, EsqNeed permission to reproduce thia map from Woburn estate.
c1800	Map made of the old estate showing extent of Brooks ownership marked with red line.		Beford Record Office LL4/1 and LL4/2 is field books which goes with this.
1807		Agreement between Trevor and Brooks that Trevor would enlarge & alter the house at Flitwick according to Mr Salmon's plans for that purpose, or according to any other plans equal of expence that shall be more agreeable to Mr Trevor & approved by Mr Brooks &make the proposed alterations in the Fences etc And that Mr Brooks should pay one half of the expence as far as £600 for that half but that if the whole expence should exceed £1200 Mr Trevor shall pay such surplus. The new Building to be of brick-work work of proper thickness. (LL17/177)	Mr Salmon possibly Robert Salmon 1763-1821, carpenter and builder who was employed by Henry Holland as Clerk of Works at Carlton House and then Woburn Abbey from 1794 as estate surveyor. As architect designed model farm at Woburn. See Colvin p840 British Architects 3rd ed 1995. This is my suggestion and not verified anywhere.
1808	Enclosure Map shows layout of estate and arrangement of enclosures before J T Brooks' ownership.	Inventory on map shows area tenanted to Mr Trevor.	Bedford Record Office MA68/2

1810	Landscape does not show change from Enclosure map		Bedford Record Office Map of Estate belonging to George Brooks LL17/341
1816	John Thomas Brooks given estate on his marriage to Mary Hatfield.	Landscape extent included current park area but also Mount Hill, Flitwick Wood and land between.	House tenanted and Brooks main residence was in Richmond. It was here George Brooks died.
1819			Loudon visited for first time. William Trotter head gardener from this year to 1843 when he left for New Zealand.
			The visit of Loudon was part of his first tour of UK gardens. He went on to visit Woburn Abbey and other places. Flitwick was his first stop presumably as it represented as far as one could get in one day from London.
1828		By an Order of Quarter Sessions of 10 December 1828 (QSR1828/167-172), the road by the Manor House was diverted to a new line to the west of the Church and the old road stopped up. This is marked on a plan as well as diversions of two footpaths	
1829		New Road begun behind diverted behind church and completed between January and April; Deer came with 4 does also in April. J C Loudon visited June, and in November was "arranging as to planting arboretum". A tunnel made under new road to link the Mount Area and Flitwick Woods to the house.	Description by Loudon in "In search of English Gardens" Priscilla Boniface." 1987 - first published in his Gardener's Magazine. He visited in July August and then went on to Woburn Abbey about which there is a much longer description.
1831	Sweet chestnut avenue was laid out along the line of the old Westoning Road which was also diverted along the length through Brook's land in November that year.	Lodges designed at upper and lower locations by Road; Built by Mr Burrows	



1832	Conservatory construction undertaken.	
1833	Wire fence began around park	Mr Trevors tenancy at Flitwick Manor ended and J T Brooks moved permanently from Montpelier House Richmond to Flitwick Manor in December that year. [ Montpellier House edges Marble Hill House]. Forbes, in Hortus Woburniensis, 1833 enthusiastically describes the plantings in the Park: "The most complete Arboretum, containing the best ...private collection of hardy trees and shrubs that the Author has seen."
1835	Area between Flitwick Woods and the Mount, now outside plan area noted as containing a riding through it which linked the two elements and which ran between field of Wheat.	Visit of Dr Hooker to Flitwick
1836		Note of 3 deer in park being killed.
1837	January the Ice House was filled confirming it had been constructed by this date. In same month Joseph Paxton sent Banana Plant to Brooks [ Musa Cavendishii]	Notes on maintenance of estate includes, mowing began April, plantation by Westoning Brook thinned, Young Fawn in park, New gate to stable yard made

1838	Images and maps show layout of estate landscape compartments and each described. By this date an extra area "The five acres" on the west side of the estate and used for the development of the gardens. Of the area specific to the 2022 Management Plans were the compartments named: Painting that forms frontis in the Flitwick Manor Journal shows deer in paddock subject of this plan.		Flitwick House Journal describes estate. Has additions for 1843 but mostly appears to be written as a piece. Includes detailed map of layout, walks, marked on map in various colours, images of all the estate buildings, functional and decorative, planting details by area. Written as a guide book to the estate. Includes material on collection of paintings too. Exceptional resource for estate at this date.	Bedford Archives LL17/284 Note that Loudon's Aboreturm et Fruiticum written this year.
1840	Plantation made and walk reformed in eastern shrubbery where Smith's Cottage stood. 3 Elms in church yard felled near porch door.	New wall bounding the church ward toward the west begun and completed in a week.		
1838-42			J T Brooks, Hortus Botanicus Flitwickensis created which lists plants at Flitwick in sections relating to the parts of the estate - Arboretum etc.	
1839			Pinetum Woburnense, or, A catalogue of coniferous plants in the collection of the Duke of Bedford at Woburn Abbey, systematically arranged. Written by James Forbes.	

1843	Pinetum planted on site of old orchard in November . Concept was a series of avenues planted with a variety of trees. New orchard replaced old one and a shrubbery made of the four seasons round the new orchard earlier in the year before removal of old fruit trees. Mention of Pheasantry in J.T. Brooks diary suggesting keeping of exotic birds		Brooks visited Loudon in London and discussed gardener to replace Trotter the then Head Gardener. Later that year Loudon died. Diary refers several times to the making of the Botanic Garden catalogue - presumably Hortus Flitwickinensis. Diary entry also refers in this year to feeding the swans on the water.
1848			Mary Ann Brooks died.
1849	Ha ha repaired		
1852	1852 Flitwick Manor, Bedfordshire - Augustus Butler - shows deer in park, ha-ha, house; both classical and gothic elements, greenhouses and layout of formal gardens se of house.		
1857	Prospect Tower erected on top of mount.		
1858	J T Brooks died and son inherited, however son in India till retirement in 1863	William Butterfield commissioned to restore church.	
1863			
1867		Plan to alter house	Shirley's Deer Parks published and mentions deer Bedford Archives LL17/177 still in park. Murray's Guide to Bedfordshire reports Flitwick Manor as having "an Arboretum of considerable beauty"
1872	Description of gardens in Journal of Horticulture made	Additions to house made	
1881	First edition 25 inch OS map shows layout of landscape.		
1893			Mr Nutt appointed head gardener.



1895			Murray's Guide to Hertfordshire & Bedfordshire reports Flitwick Manor as having "an Arboretum of considerable beauty" p124
1889	The Arboretum described as "good" in a Guide Book. Newspaper report in Bedfordshire Mercury notes grotto used as backdrop for play		A J Foster A Tourist Guide to Bedfordshire 1889
1904			Summer fete, grounds open noted in Bedfordshire Mercury
1907	Major J H Brooks died. Catherine Mary Frances Brooks (1853–1934) inherited.		
1908	Pinus Sabiana growing near low lodge.		
1927		House and Old Farm described as in poor condition in rating survey [DVI/C272/18] "Would cost small fortune to put and keep in good repair"	
1934	Col R A Lyall inherited estate in will of Catherine Frances Brooks who was John Hatfield Brooks' eldest daughter.		Llyall's career mostly in India. In 1936 he was responsible for depositing the estate papers of the Brooks and Flitwick Manor at Bedfordshire Archives, as well as other collections of coins etc at V&A and Fitzwilliam Museum Cambridge.
1936		Sir Albert Richardson restored and reconfigured the house for Col Lyall. Gate piers to yard and gates + gate piers at Lime Ave approach designed.	
1948	John Comyn Lyall inherited, son of R A Lyall		
1953			Sale initiated by J C Lyall led to division of estate land and beginning of building on former agricultural and estate parkland

1954	A Gilkison purchased			Sale of house contents
1961		Grotto listed Grade II		
c970	Saxby family owned it			
1984			House converted to restaurant	
1987			£36,000 grant from ETB to hotel for renovations	
1989	Best Western Hotels acquired.	Flitwick Manor landscape added to register of historic parks and gardens grade II		
1994			Further alterations to house for hotel purposes	
2004	Some of grounds, present extent of manor park, and two adjoining fields bought by Flitwick Town Council and came in to their ownership. Manor house and gardens remained as owned by hotel owners.			
2013		Lake desilted		
2018				Flitwick Management Plan 2018-22 prepared by Greensand Partnership
2019				Ecological Survey for Town Council by Philip Irving
2020				Landowner Report on the Estate prepared by Fiona Wells and Twigs Way as basis for Manor Park plan which includes summary information on park. Also Feb 2020 Maydencroft Report "Site Assessment and Opportunities of Flitwick Manor Park" Greensand Country Landscape Partnership
2021				Tree survey prepared
2022				Chris Burnett Associates Management Plan for Manor Park.

# FLITWICK MANOR PARK TREE SURV 24 06 22

Tree no.	MPL tree no.	species english	species latin	age cat	height m	DBH cm	veteran	condition	comments
0	0	Sycamore	<i>Acer pseudoplatanus</i>	B	20+	90		Poor	Crown reduce as priority
1	1290	Lime	<i>Tilia x europaea</i>	B	5-10	85		Fair	managed as a pollard
2	1291	Lime	<i>Tilia x europaea</i>	B	5-10	80		Fair	None
3	1292	Lime	<i>Tilia x europaea</i>	B	5-10	90		Fair	Occluding stem cavity 1m (northeast), insignificant
4	1293	Lime	<i>Tilia x europaea</i>	B	20+	98		Fair	Stem cavities at 1.5m and 3m (southwest). Resistograph testing in 2018 indicated there was not significant decay.
5	1296	Pine	<i>Pinus nigra</i>	B	20+	62		Fair	Sparse foliage
6	1297	Pine	<i>Pinus nigra</i>	B	20+	65		Fair	Major deadwood over footpath
7	1302	Pine	<i>Pinus nigra</i>	B	20+	85		Fair	Restricted view due to very dense ivy; server ivy and strip up to 2m
8	1304	Larch	<i>Larix decidua</i>	B	20+	62		Fair	Slight historic lean towards the highway. Previous limb failure 4m (west).
9	1306	Pine	<i>Pinus nigra</i>	B	20+	45		Fair	None
10	1307	Pine	<i>Pinus nigra</i>	B	20+	55		Fair	Minor deadwood throughout crown. Slight dieback in upper crown.
11	1308	Pine	<i>Pinus nigra</i>	B	20+	85		Fair	Minor deadwood throughout crown (insignificant). Slight stem swelling at 2m. Resonance testing indicates the stem is sound.
12		Pine	<i>Pinus nigra</i>	B	18	60		Fair	
13		Pine	<i>Pinus nigra</i>	B	20+	92		Fair	
14		Beech		B	20+	94		Good	
15		Lime	<i>Tilia x europaea</i>	B	20+	90		Good	
16		Lime	<i>Tilia x europaea</i>	B	20+	90		Good	
17	1317	Yew	<i>Taxus baccata</i>		10-15	70		Good	None
18	1318	Yew	<i>Taxus baccata</i>		10-15	50		Good	None
19	1609	Coast Redwood	<i>Sequoia sempervirens</i>	B	27	115		Fair	Minor deadwood throughout crown (insignificant)
20	1608	Lime	<i>Tilia x europaea</i>	C	24	112		Good	Very small basal cavity, with pronounced buttress formation. Resonance testing indicates lower stem and buttresses are sound
21	1607	Horse Chestnut	<i>Aesculus hippocastanum</i>	A	16	69		Fair	Historical storm damage. Significant historical grazing damage. Minor bacterial canker present.
22	1628	Oak	<i>Quercus robur</i>	C	22	108		Dead	Dead standing tree partially failed. Very limited public access due to very dense bramble. Good habitat value. Top blown, hollow top 10m.
23	1627	Oak	<i>Quercus robur</i>	C	22	82		Good	Minor deadwood throughout crown (insignificant)
24		Oak	<i>Quercus robur</i>	D					
25	1626	Horse Chestnut	<i>Aesculus hippocastanum</i>	C	16	78		Good	Notable historic lean northwest
26	1625	Oak	<i>Quercus robur</i>	B	24	100		Good	None
27	1630	Oak	<i>Quercus robur</i>	B	18	82		Good	Minor deadwood throughout crown (insignificant).



28	1631	Oak	<i>Quercus robur</i>	B	20	64			Tree has failed. Brown rot present. Retain in situ for habitat value.
29	1632	Oak	<i>Quercus robur</i>	B	20	50		Poor	Good habitat value.
30	1633	Oak	<i>Quercus robur</i>	B	18	83		Fair	Minor deadwood throughout crown (insignificant).
31	1634	Oak	<i>Quercus robur</i>	B	17	74		Dead	Dead standing tree, retain for habitat value.
32	1635	Oak	<i>Quercus robur</i>	B	22	87		Fair	Fungal fruiting body of <i>Grifola frondosa</i> on and between buttresses (east). Resonance testing indicates the lower stem and buttresses are sound.
33	1636	Oak	<i>Quercus robur</i>	B	24	103		Good	Minor deadwood throughout crown (insignificant).
34	1623	Oak	<i>Quercus robur</i>	C	20	96		Good	Minor deadwood throughout crown (insignificant)
35	1620	Scots Pine	<i>Pinus sylvestris</i>	B	20	55		Fair	Grazing damage at base
36	1621	Scots Pine	<i>Pinus sylvestris</i>	B	20	63		Fair	Bark wound on lower stem south (insignificant)
37	1622	Scots Pine	<i>Pinus sylvestris</i>	B	20	53		Fair	Small pocket of decay at base northeast (insignificant)
38	1619	London Plane	<i>Platanus x hispanica</i>	B	18	78		Good	Historical root plate movement towards lake. Minor stem bleeds.
39	1613	Oak	<i>Quercus robur</i>	D	26	159	✓	Good	Fully mature example with veteran characteristics. Infrequent major (stable) deadwood throughout crown. Previous limb failure present in upper crown. Fungal fruiting body of <i>Grifola frondosa</i> between buttresses (east). Resonance testing indicates buttresses and lower stem are sound.
40	1614	Oak	<i>Quercus robur</i>	D	26	121		Good	Major stable deadwood present at 15m (southeast); retain for habitat value
41	1616	Oak	<i>Quercus robur</i>	D	18	75		Good	Notable lean northwest toward informal footpath. Seam of dysfunctional sapwood from 0.5m up to top of stem. Resistograph testing was carried out in 2018; this indicated no significant decay was present.
42	1617	Oak	<i>Quercus robur</i>	D	18	75		Good	Notable historical lean northwest. Minor deadwood throughout crown (insignificant).
43	1618	Scots Pine	<i>Pinus sylvestris</i>	B	20	68		Fair	Dysfunctional sapwood in main stem (southwest). Strong lean away from public access.
44	1638	Oak	<i>Quercus robur</i>	D	20	106		Good	Squat form. Fungal fruiting body of <i>Ganoderma spp.</i> on buttresses (north & southwest). Very limited public access.

45	1639	Oak	<i>Quercus robur</i>	D	20	124	✓	Good	Veteran tree with squat form. Fungal fruiting body of <i>Ganoderma spp</i> between buttresses northwest & southwest. Fungal fruiting body of <i>Grifola frondosa</i> between buttresses (north). Resonance testing indicates slight hollowing of main stem (southeast). Evidence of historical storm damage.
46	1640	Oak	<i>Quercus robur</i>	D	20	170		Good	Small basal cavity, suspected stem hollowing. Huge example of species. Old but NOT veteran
47	1641	Sycamore	<i>Acer pseudoplatanus</i>	D	23	125	✓	Fair	Veteran sycamore. Stem decay. Limb failures. Fungal fruiting body <i>Ceriporus squamosus</i> present on ground near to base of tree. Grass and nettles have been allowed to grow extending beyond drip line of tree (good deterrent for public access). Excellent habitat value.
48	1642	Sycamore	<i>Acer pseudoplatanus</i>	D	22	104		Good	Basal decay south with stem hollowing/ decay above. Remaining stem and buttresses appear sound. Fungal fruiting body of <i>Ceriporus squamosus</i> in an old pruning wound 2.5m (southwest). Grass and nettles have been allowed to grow extending beyond drip line of tree (good deterrent for public access). Good habitat value.
49	1643	Oak	<i>Quercus robur</i>	D	24	154	✓	Good	Huge example of species. Fungal fruiting body of <i>Grifola frondosa</i> on buttresses (northwest & northeast).
50	1644	Oak	<i>Quercus robur</i>	D	22	142		Good	Huge example of species. Infrequent major (stable) deadwood throughout crown (insignificant).
51	1657	Horse Chestnut	<i>Aesculus hippocastanum</i>	D	22	135	✓	Fair	<i>Armillaria spp</i> . all round base. Active crack starting form in primary fork. Tree was previously topped. Risk of partial or full failure.
52	1651	Oak	<i>Quercus robur</i>	D	20	135		Good	Large buttress formation, suspected association with <i>Pseudoninontus dryadeus</i> .
53	1652	Oak	<i>Quercus robur</i>	D	17	96		Good	None
54	1653	Oak	<i>Quercus robur</i>	D	22	98		Good	None
55	1654	Oak	<i>Quercus robur</i>	D	20	60		Good	None
56	1655	Oak	<i>Quercus robur</i>	D	23	95		Good	None
57	1659	Scots Pine	<i>Pinus sylvestris</i>	C	20	65		Good	None
58	1637	Alder	<i>Alnus glutinosa</i>	D	21	145	✓	Fair	Champion tree.
59		Oak	<i>Quercus robur</i>	D	20+	100		Good	
60		Alder	<i>Alnus glutinosa</i>	C	16	75		Good	
61		Beech	<i>Fagus sylvatica</i>	D	20+	100		Good	

62		Pine	<i>Pinus nigra</i>	B	20+	60		Good	
63		Scots Pine	<i>Pinus sylvestris</i>	B	18	60		Good	
64		Oak	<i>Quercus robur</i>	C	20+	80		Good	
65		Oak	<i>Quercus robur</i>	C	20+	80		Good	
66		Oak	<i>Quercus robur</i>	C	20+	60		Good	
67		Scots Pine	<i>Pinus sylvestris</i>	C	20+	60		Good	
68		Oak	<i>Quercus robur</i>	B	20+	100		Good	
69		Scots Pine	<i>Pinus sylvestris</i>	B	18	60		Good	
70		Scots Pine	<i>Pinus sylvestris</i>	B	18	60		Good	
71		Scots Pine	<i>Pinus sylvestris</i>	B	12	80		Good	Pronounced lean
72		Scots Pine	<i>Pinus sylvestris</i>	B	20+	80		Good	
73		Oak	<i>Quercus robur</i>	B	20+	100		Good	
74		Ash	<i>Fraxinus excelsior</i>	B	20+	80		Good	
75		Scots Pine	<i>Pinus sylvestris</i>	B	20+	60		Good	
76		Coast Redwood	<i>Sequoia sempervirens</i>	C?	20+	100		Good	
77		Spruce	<i>Picea spp</i>	B	20+	50		Good	
78		Deodar Cedar	<i>Cedrus deodara</i>	C	20+	110		Good	
79		Deodar Cedar	<i>Cedrus deodara</i>	C	20+	120		Good	
80		Douglas Fir	<i>Pseudotsuga menziesii</i>	C/B	20+	110		Good	
81		Giant sequoia	<i>Sequoiadendron giganteum</i>	C/B	20+	160		Good	
82		Incense cedar	<i>Calocedrus decurrens</i>	C/B?	20+	98		Good	
83		Incense cedar	<i>Calocedrus decurrens</i>	C/B?	20+	96		Good	
84		Sitka spruce	<i>Picea sitchensis</i>	C/B	20+	60		Good	
85		Sitka spruce	<i>Picea sitchensis</i>	C/B	20+	60		Good	
86		Deodar Cedar	<i>Cedrus deodara</i>	C	20+	119		Good	Tree trail No.13
87		Giant sequoia	<i>Sequoiadendron giganteum</i>	C	20+	160		Good	Tree trail No. 14
88		Oak	<i>Quercus robur</i>	D	20+	137		Fair	Poor crown, very thin. Dying.
89		Blue atlas Cedar	<i>Cedrus atlantica glauca</i>	C	20+	120		Good	
90		Blue atlas Cedar	<i>Cedrus atlantica glauca</i>	C	20+	120		Fair	
91		Coast Redwood	<i>Sequoia sempervirens</i>	C	20+	110		Good	
92		Cedar of lebanon	<i>Cedrus libanii</i>	C	20+	117		Fair	
93		Cedar of lebanon	<i>Cedrus libanii</i>	C	20+	111		Fair	Thin crown. Abundant deadwood. Cavity in base. Immediately adjacent to path.
94		Black Pine	<i>Pinus nigra</i>	C	20+	100		Good	
95		Evergreen Oak	<i>Quercus ilex</i>	B	20+	61		Good	
96		Black Pine	<i>Pinus nigra</i>	C	20+	73		Good	
97		Scots Pine	<i>Pinus sylvestris</i>	C	20+	70		Good	
98		Fir (sp)	<i>Abies gr</i>	C	20+	71		Good	
99		Red Oak	<i>Quercus rubra</i>	C	20+	72		Good	
100		Black Pine	<i>Pinus nigra</i>	C	20+	104		Good	
101		Douglas Fir	<i>Pseudotsuga menziesii</i>	C		92		Good	
102		Black Pine	<i>Pinus nigra</i>	C	20+	101		Good	
103		Black Pine	<i>Pinus nigra</i>	C		64		Good	
104		Plane	<i>Platanus x hispanica</i>	C	14	78		Fair	Large basal cavity at base. Trunk hollow. Leaning and fallen yew across. Fell
105		Black Pine	<i>Pinus nigra</i>	C	14	65		Good	
106		Monterey pine	<i>Pinus radiata</i>	C	14	106		Fair	Leaning on old oak stump 3.0m high. Exotic species
107		Maple	<i>Acer campestre</i>	C	14	111		Good	
108		Black Pine	<i>Pinus nigra</i>	C	14	105		Fair	Deadwood on lower, upper and mid stems. Tree trail No.7
109		Sitka spruce	<i>Picea sitchensis</i>	C	14	50		Good	
110		Black Pine	<i>Pinus nigra</i>	C	14	102		Fair	Thin crown
111		Black Pine	<i>Pinus nigra</i>	C	14	110		Good	



112		Douglas Fir	<i>Pseudotsuga menziesii</i>	C	14	143	Fair	Abundant deadwood overhanging path. basal bark damage / rot . Tree Trail No.8
113		Oak sp	<i>Quercus sp</i>	C	14	70	Good	Multi-stemmed (3) coppiced
114		Deodar Cedar	<i>Cedrus deodara</i>	C	14	105	Good	Much deadwood overhanging path
115		Silver fir	<i>Abies alba</i>	C	14	56	Good	
116		Maritime pine	<i>Pinus pinaster</i>	C	14	117	Good	Tree Trail No.10. Excellent large specimen
117		Western yellow pine	<i>Pinus ponderosa</i>	C	14	107	Good	Some deadwood upper trunk but excellent specimen. Tree Trail No. 9
118		Oriental spruce	<i>Picea orientalis</i>	C	14	61	Good	Tree Trail No. 11
119		Giant sequoia	<i>Sequoiadendron giganteum</i>	C	14	120	Poor	Thinning crown
120		Douglas Fir	<i>Pseudotsuga menziesii</i>	C	14	72	Good	
121		Scots Pine	<i>Pinus sylvestris</i>	B	14	60	Good	
122		Scots Pine	<i>Pinus sylvestris</i>	B	14	60	Good	
123		Scots Pine	<i>Pinus sylvestris</i>	B	14	60	Good	
124		Beech	<i>Fagus sylvatica</i>	C	14	850	Good	
125		Scots Pine	<i>Pinus sylvestris</i>	B	14	60	Good	
126		Scots Pine	<i>Pinus sylvestris</i>	B	14	725	Good	
127		Horse Chestnut	<i>Aesculus hippocastanum</i>	C	14	100	Fair	Canker and rot at base.
128		Black Pine	<i>Pinus nigra</i>	C	14	65	Good	On boundary. In neighbouring property
129		Black Pine	<i>Pinus nigra</i>	C	20+	90	Good	
130		Evergreen Oak	<i>Quercus ilex</i>	C	15	110	Good	Basal bark damage and scar
131		Western red cedar	<i>Thuja plicata</i>	C	20+	103	Fair	
132		Yew	<i>Taxus baccata</i>	C	15	92	Good	Basal branch loss and tear
133		Yew	<i>Taxus baccata</i>	C	15	83	Fair	
134		Maidenhair tree	<i>Ginkgo biloba</i>	C	20+	101	Good	
135		Western red cedar	<i>Thuja plicata</i>	C	15	70	Good	
136		Black Pine	<i>Pinus nigra</i>	C	20+	102	Good	Clump on edge of ha-ha with dense yew and holly understorey
137		Black Pine	<i>Pinus nigra</i>	C	20+	102	Good	
138		Black Pine	<i>Pinus nigra</i>	C	20+	101	Good	
139		Yew	<i>Taxus baccata</i>	D	15	126		
140		Cedar of lebanon	<i>Cedrus libanii</i>	D	20+	216	Good	Massive specimen on lawn . Assess for TS? Several scars due to limb loss.
141		Fir (sp)	<i>abies spp</i>	C	20+	90	Fair	
142		Lawson cypress	<i>Chamaecyparis lawsoniana</i>	C	20+	75	Good	
143		Western red cedar	<i>Thuja plicata x 2</i>	C	18	80	Good	Double stem and fallen limb
144		Yew x 2	<i>Taxus baccata</i>	C	14	60	Good	Double stem
145		Wellingtonia	<i>Sequoiadendron giganteum</i>	C	20+	60	Good	
146		Coast Redwood	<i>Sequoia sempervirens</i>	C	20+	101	Poor	Top dead
147		Black Pine	<i>Pinus nigra</i>	C	20+	860	Poor	
148		Coast Redwood	<i>Sequoia sempervirens</i>	C	20+	900	Poor	Top dead
149		Atlas Cedar	<i>Cedrus atlantic</i>	C	20+	138	Fair	Top blown out and limb loss
150		Yew	<i>Taxus baccata</i>	B	15	80	Fair	Mult-stemmed
151		Yew	<i>Taxus baccata</i>	B	15	80	Fair	Mult-stemmed
152		Lawson cypress	<i>Chamaecyparis lawsoniana</i>	C	18	90	Fair	Thinning crown
153		Oak	<i>Quercus robur</i>	C	20	110	Fair	Top blown out at 15m
154		Scots Pine	<i>Pinus sylvestris</i>	C	20	75	Good	
155		Oak	<i>Quercus robur</i>	C	20	105	Good	
156	1645	Turkey Oak	<i>Quercus cerris</i>	D	20	96	Good	Tag missing. Minor deadwood throughout crown (insignificant).
157	1646	Oak	<i>Quercus robur</i>	D	20+	68-111	Good	None
158	1647							Tree lost

[illegible]

# FLITWICK PARK VETERAN TREE SURVEY

---

Prepared by  
Chris Burnett Associates

24 06 22



## Veteran Tree Assessment level 3

Trees were assessed in terms of their veteran status by recording attributes such as tree form, presence of tears/scars, degree of hollowing and amount of dead wood. Trees were classified as veterans only if they showed numerous and significant signs of the following characteristics most of which are linked to declining tree health and decay:

Species - POK = Pendunculate oak (*Quercus robur*)  
 BE = Beech (*Fagus sylvatica*)  
 SC = Sweet chestnut (*Castanea sativa*)  
 LLI = Large leaved lime (*Tilia platyphyllos*)

Girth (m at breast height)

Standing / Leaning / Fallen

Live growth: Live mostly full canopy (1)  
 Live partial canopy (2)  
 Live residual canopy (3)  
 Crown dead (4)  
 Tree dead (5)

Crown loss: Full Crown (1) (25% gone)  
 Nearly Full Crown (2) (25-30%)  
 Partial Crown (3) (50-75%)  
 Remnant Crown (4) (75% gone)

Bark (greater than 30x30 cm) Loss: Base(B);Trunk (T);Crown (C)

Sap runs: Wet flux (B) + no. e.g. 2B; Dry Flux (A)

Crevice: Scar (S) = aged scar with callus (no. of each)  
 Tear (T) = Recent shedding of limbs (no. of each)

Cavities Base, Middle, Top

Water pockets no. recorded or 0= None

Decay holes (small) No.

Physical damage

Rot Table: No. and type					
Colour	Cubical Dry	Fibrous Dry		Fibrous Moist	Soft/
Moist/Wet/	Disintegrating				
White	(A)	(B)	(C)	(D)	(E)
Red/ brown	(F)	(G)	(H)	(K)	(M)
Black	(N)	(P)	(R)	(S)	(T)

(Area of each must be greater than 30x15cm)

Deadwood attached: No. (1.0m length over 6" diameter)

Deadwood fallen: No. (1.0m over 6" diameter)

Fungi Table:

Fungi	Tree	Fallen wood	Ground under crown
Bracket	(A)	(B)	(C)
Skin-like covering		(D)	(E) (F)
Cap and stalk	(G)	(H)	(K)
Slime	(M)	(N)	(P)

Epiphytes: Lichen (A) Moss (B) Fern (C) Ivy (D) Mistletoe (E) Other (x)

Invertebrates: Evidence of holes/burrows on:

Rotsite (1) Deadwood (2) Bark (3) Fungi (4) Other (x)

Birds: Opening adapted with: mud/twigs (1) opening with smooth corner  
lower lip (2) Bark streaks with black stain below (3)

Number	39 (1613)
Grid Ref	
Species English	Oak
Species Latin	Quercus robur
Dia	159
Est Ht	26
Tree form	Full
Standing/Fallen	St
Live Growth	1
Crown Loss	1
Bark Loss/Loose Bark	0
Sap runs/Bark Fluxes	0
Crevices (Tears/Scars)	2T
Cavities hollowing Base	0
Cavities hollowing Middle	0
Cavities hollowing Top	0
Cavities hollowing Crown	0
Water Pockets	0
Decay holes	5
Physical Damage	1
Rot	0
Deadwood Attached	6
Deadwood Fallen	2
Fungi	-
Epiphytes	A
Invertebrates	-
Birds/Mammals	Nesting tits
Context	
Notes	





Number	45 (1639)
Grid Ref	
Species English	Oak
Species Latin	Quercus robur
Dia	124cm
Est Ht	20
Tree form	Full
Standing/Fallen	St
Live Growth	1
Crown Loss	1
Bark Loss/Loose Bark	0
Sap runs/Bark Fluxes	0
Crevices (Tears/Scars)	5T
Cavities hollowing Base	0
Cavities hollowing Middle	0
Cavities hollowing Top	0
Cavities hollowing Crown	0
Water Pockets	0
Decay holes	3
Physical Damage	1
Rot	0
Deadwood Attached	10
Deadwood Fallen	-
Fungi	-
Epiphytes	A
Invertebrates	-

Birds/Mammals

Context

Notes





Number	47 (1641)
Grid Ref	
Species English	Sycamore
Species Latin	<i>Acer pseudoplatanus</i>
Dia	125
Est Ht	15
Tree form	Partial
Standing/Fallen	St
Live Growth	4
Crown Loss	4
Bark Loss/Loose Bark	25B
Sap runs/Bark Fluxes	0
Crevices (Tears/Scars)	2T
Cavities hollowing Base	0
Cavities hollowing Middle	1
Cavities hollowing Top	0
Cavities hollowing Crown	0
Water Pockets	0
Decay holes	6
Physical Damage	1
Rot	4F
Deadwood Attached	5
Deadwood Fallen	16
Fungi	A
Epiphytes	A
Invertebrates	2
Birds/Mammals	-
Context	





Number	49 (1643)
Grid Ref	
Species English	Oak
Species Latin	Quercus robur
Dia	142
Est Ht	22
Tree form	Full
Standing/Fallen	St
Live Growth	1
Crown Loss	1
Bark Loss/Loose Bark	3C
Sap runs/Bark Fluxes	0
Crevices (Tears/Scars)	2T
Cavities hollowing Base	0
Cavities hollowing Middle	0
Cavities hollowing Top	0
Cavities hollowing Crown	0
Water Pockets	0
Decay holes	5
Physical Damage	1
Rot	2F
Deadwood Attached	24
Deadwood Fallen	-
Fungi	-
Epiphytes	A
Invertebrates	2
Birds/Mammals	-
Context	-
Notes	





Number	51 (1657)
Grid Ref	
Species English	Horse Chestnut
Species Latin	<i>Aesculus hippocastanum</i>
Dia	135
Est Ht	22
Tree form	Partial
Standing/Fallen	St
Live Growth	3
Crown Loss	4
Bark Loss/Loose Bark	0
Sap runs/Bark Fluxes	0
Crevices (Tears/Scars)	1T 1S
Cavities hollowing Base	0
Cavities hollowing Middle	0
Cavities hollowing Top	0
Cavities hollowing Crown	0
Water Pockets	0
Decay holes	4
Physical Damage	1
Rot	-
Deadwood Attached	-
Deadwood Fallen	-
Fungi	-
Epiphytes	-
Invertebrates	-
Birds/Mammals	-
Context	-
Notes	-



Number	58 (1637)
Grid Ref	
Species English	Alder
Species Latin	Alnus glutinosa
Dia.	135
Est Ht	21
Tree form	Full
Standing/Fallen	St
Live Growth	1
Crown Loss	1
Bark Loss/Loose Bark	
Sap runs/Bark Fluxes	
Crevices (Tears/Scars)	
Cavities hollowing Base	
Cavities hollowing Middl	
Cavities hollowing Top	
Cavities hollowing Crown	
Water Pockets	
Decay holes	
Physical Damage	
Rot	
Deadwood Attached	
Deadwood Fallen	
Fungi	
Epiphytes	
Invertebrates	
Birds/Mammals	
Context	
Notes	



Number	140
Grid Ref	
Species English	Cedar of Lebanon
Species Latin	<i>Cedrus libanii</i>
Dia	216
Est Ht	20+
Tree form	Full
Standing/Fallen	St
Live Growth	1
Crown Loss	1
Bark Loss/Loose Bark	0
Sap runs/Bark Fluxes	0
Crevices (Tears/Scars)	2
Cavities hollowing Base	0
Cavities hollowing Middle	0
Cavities hollowing Top	0
Cavities hollowing Crown	0
Water Pockets	0
Decay holes	0
Physical Damage	1
Rot	-
Deadwood Attached	-
Deadwood Fallen	
Fungi	-
Epiphytes	-
Invertebrates	-
Birds/Mammals	-
Context	Garden
Notes	







# ARBORICULTURAL SURVEY REPORT

Flitwick Manor Park

June 2022



**Barton Hyett Associates**  
Arboricultural Consultants

In Association with:

**Chris Burnett Associates Ltd**



- All tree references used are as per the tree survey schedule supplied by Chris Burnett.
- One additional tree (ref 0) was added as a risk feature was observed.
- The locations and details of all trees can be viewed via the online map: <https://barton-hyett.maps.arcgis.com/apps/webappviewer/index.html?id=9742ed26ca3e4c919b23654cb9071fb1>

**INDIVIDUAL TREES:**

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
0	Acer pseudoplatanus; Sycamore	Mature	>20m	>90cm	3-st	Poor	Good	Northeast trunk has extensive decay to 3m and a horizontal crack in the tension wood near the junction (see photo)	Yes	Not acceptable	Crown reduce	Dismantle affected trunk to leave a 5m stump.	Essential	Risk reduction	Yes
20	Tilia x europea; Common Lime	Mature	>20m	>90cm	Std	Good	Good	Drooping low branches to ground level. Prolific epicormic shoots as typical for species. Minor tip dieback in several areas but not indicating dysfunction.	No		None				Yes
21	Aesculus hippocastanum; Horse Chestnut	Mature	15-20m	70-90cm	Std	Fair	Fair	Tag 1607. Numerous partially occluded pruning wounds on trunk up to 8m. Black exudates near base indicate bleeding canker. Leaf miner damage to foliage as typical for species. Slightly sparse foliage density in upper crown.	No		None				Yes
25	Aesculus hippocastanum; Horse Chestnut	Mature	15-20m	70-90cm	Lean	Good	Good	Tag 1626. Historic lean to north-west, 29deg, no indication of basal movement, lean has corrected to upright in crown. Evidence of leaf miner, not currently considered detrimental to the tree. Previous branch removal wounds to the s-w occluding well.	No		None				Yes



16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
39	Quercus robur; English Oak	Mature	>20m	>90cm	Std	Good	Good	Tag 1613. Large mature specimen tree. Previous limb failure to the north-east. Crown deadwood usual for this species at this lifestage. No evidence of previously identified griffola frondosa (annual fungal body)	No		None				Yes
39	Platanus x hispanica; London Plane	Mature	10-15m	70-90cm	Sprd	Good	Good	Tag 1619. Historical root plate movement with tree leaning over lake to south-west. Concrete edging to south side, 1m from base. Surface roots visible running alongside concrete edging. Small, occluding bark crack to south west with some brown exudate.	No		None				Yes
40	Quercus robur; English Oak	Mature	15-20m	>90cm	Std	Good	Good	Tag 1614. Major deadwood within crown to south-west. Part of a small group. Good form.	No		None				Yes
41	Quercus robur; English Oak	Late-mature	10-15m	70-90cm	Lean	Fair	Good	Tag 1616. Trunk leans to north-west from 2m due to shading from adjacent tree. Strip of exposed heartwood, occluding at base. Bark lifting and heartwood cracks evident from 2m. Brown exudation on trunk to north and west. Deadwood within crown.	Yes	Acceptable	None				Yes
42	Quercus robur; English Oak	Late-mature	15-20m	70-90cm	Lean	Good	Good	Tag 1617. Historical, 11deg lean to the north-west due to shading from adjacent trees - two trees to the south-east. Deadwood throughout crown, major deadwood over footpath.	No		None				Yes

16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
43	Pinus sylvestris; Scots Pine	Late-mature	15-20m	50-70cm	Lean	Poor	Fair	Tag 1618. Leans, 22 deg to south. Ivy to 9m. Dysfunctional strip of sapwood to south-west, good woundwood development at base of strip. Several dead failed limbs within strip. Deadwood in upper crown to south-east. Cracked evident at base to west side.	No		None				Yes
44	Quercus robur; English Oak	Mature	15-20m	>90cm	Sprd	Good	Good	Tag1638. Brackets of ganoderma sp. located to the north and south-west at the base of the trunk. Sounding with nylon mallet did not indicate any significant decay. Form usual for open grown tree of this species. Deadwood within crown usual for species.	No		None				Yes
45	Quercus robur; English Oak	Mature	15-20m	>90cm	Std	Good	Good	Tag 1639. Brackets of ganoderma sp. at base to north-west and south. Sounding with nylon mallet indicates decay in buttress root to the north-east and within the trunk to the south. Crown deadwood. Cracks and cavities at points of previous limb failure.	No		None				Yes
46	Quercus robur; English Oak	Mature	>20m	>90cm	Std	Good	Good	Tag 1640. Girth of 6.1m. Animal burrow to south-west. Burrs on trunk. Small cavities forming between buttress roots. Sounding with nylon mallet indicates areas of lifting bark and internal decay. Not considered significant at present. Deadwood in crown.	No		None				Yes

16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
47	Acer pseudoplatanus; Sycamore	Late-mature	10-15m	>90cm	Clpsd	Poor	Fair	Tag 1641. Several large limb failures. Cavities forming at previous limb failures/ removals with multiple brackets of Cerioporos squamous. Lifting bark on dead twin leaders. Some regrowth around first fork. Veteran tree.	No		None				Yes
48	Acer pseudoplatanus; Sycamore	Mature	>20m	>90cm	Std	Fair	Good	Tag 1642. Cavity at base to south, hollowing stem evident up trunk potentially linking to cavity at 2m to west. Dead brackets of cerioporos squamosus in upper cavity. Deadwood. Exudation from historic wound on trunk to north-west at 9m.	No		None	Tree is in a low target area.			Yes
49	Quercus robur; English Oak	Mature	>20m	>90cm	Std	Good	Good	Tag1643. Attractive tree with open crown. Small cavity in trunk to south @6m. Small area of lifting bark at base to north. Deadwood throughout crown, usual for species at this lifestage. Previous limb failure to north. Multiple small larvae holes on trunk	No		None				Yes
50	Quercus robur; English Oak	Mature	15-20m	>90cm	Std	Good	Good	Tag1644. Major deadwood throughout crown. Previous limb failure to the north-west. Cavity in trunk at historic wound to south-west.	No		None				Yes

16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
51	Aesculus hippocastanum; Horse Chestnut	Late-mature	10-15m	>90cm	Clpsd	Fair	Fair	Tag1657. Twin-stemmed tree with previous failed leaders. Sparse upper crown with good reaction growth on lower limbs. Leaf miner damage evident. Previous limb failure to the east. Bark damage at base to south-west. Split in trunk from first fork to SW.	No		None	Previous reduction works have reduced risk already.			Yes
52	Quercus robur; English Oak	Late-mature	>20m	>90cm	Std	Good	Good	Tag1651. Large buttress roots, protruding less to east side. Deadwood throughout crown typical for species.	No		None				Yes
58	Alnus glutinosa; Common Alder	Late-mature	15-20m	>90cm	Std	Good	Fair	Tag 1637. Trunk diameter 145cm. A particularly old example of the species, located in dense linear tree belt near seasonally wet ditch.	No		None				Yes
78	Cedrus deodara; Deodar Cedar	Mature	>20m	>90cm	Std	Fair	Good	Tag 1330. A large specimen tree adjacent footpath to field gate. Large deadwood branches/stubs in lower crown due to shading. Old inter-buttress wound on south side. Recently fallen and cut branches on ground.	Yes	Acceptable	None				Yes
79	Cedrus deodara; Deodar Cedar	Mature	>20m	>90cm	Std	Fair	Good	Tag 1337. Recent branch failure on north side over field boundary. Historic basal wound on west side. Crown does not overhang footpaths so not risk assessed.	No		None				Yes
80	Pseudotsuga menziesii; Douglas Fir	Mature	>20m	>90cm	Uprt	Good	Fair	Tag 0370. Deadwood in lower crown due to shading, including several failed hanging branches. Upper crown density and colour is good. No significant issues observed.	No		None				Yes



16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
81	Sequoiadendron giganteum; Giant Sequoia	Mature	>20m	>90cm	Uprt	Good	Good	No tag. A fine specimen with no observed risk features.	No		None				Yes
82	Calocedrus decurrens; Incense Cedar	Mature	>20m	70-90cm	3-st	Fair	Good	Located adjacent footpath. Three stemmed from approximately 5m. Previous stem failure wound from main junction. Swellings below union indicate included bark within. No signs of crown separation	No		None				Yes
83	Calocedrus decurrens; Incense Cedar	Mature	>20m	70-90cm	Uprt	Good	Good	Narrow conical form. Large buttresses. Deadwood in lower crown due to shading.	No		None				Yes
84	Picea sitchensis; Sitka Spruce	Mature	>20m	50-70cm	Col	Good	Good	Crown merges with adjacent incense cedar. Deadwood in lower crown due to shading. No significant issues	No		None				Yes
85	Picea sitchensis; Sitka Spruce	Mature	>20m	30-50cm	Col	Good	Good	Very slender form due to woodland location and light competition.	No		None				Yes
86	Cedrus deodara; Deodar Cedar	Mature	>20m	>90cm	Std	Good	Good	A dominant canopy feature in the woodland. Trunk divides in to three secondary trunks by 10m. Deadwood in lower crown due to shading, including over footpath. Cedar retains deadwood well so not considered a significant risk	No		None				Yes
87	Sequoiadendron giganteum; Giant Sequoia	Mature	>20m	>90cm	Uprt	Good	Good	Impressive specimen tree. Dead tree at base. Small hanging branch, away from path. Adjacent holly trees recently removed.	No		None				Yes

16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
88	Quercus robur; English Oak	Late-mature	>20m	>90cm	Std	Fair	Fair	A large spreading tree that overhangs the footpath. Pronounced buttresses. Thinning crown . Large dead branches on southeast side over clearing. Decaying upper surface of large north branch at approximately 8m.	Yes	Not tolerable	Specific branch pruning	Shorten low limb to north by approximately 5m	Essential	Risk reduction	Yes
89	Cedrus atlantica 'glauca'; Blue Atlas Cedar	Mature	>20m	>90cm	Std	Fair	Good	Large tree with crown overhanging footpath. Branch failure stubs in mid crown and two hung up branches. Large deadwood in lower crown.	Yes	Not tolerable	Specific branch pruning	Remove failed limbs. Carry out aerial inspection of branch junctions.	Essential	Risk reduction	Yes
90	Cedrus atlantica 'glauca'; Blue Atlas Cedar	Mature	>20m	>90cm	Std	Poor	Fair	Recent branch failures over path from upper crown. Deadwood in lower crown due to shading. Risk assessment will give same result as for T89	Yes	Not tolerable	Specific branch pruning	Reduce length of long southwest branch over path. Remove large deadwood	Essential	Risk reduction	Yes
91	Sequoiadendron giganteum; Giant Sequoia	Mature	>20m	>90cm	Uprt	Fair	Good	Typical for species and age. Several horizontal bark cracks on east side indicate possible buckling.	No		None				Yes
92	Cedrus libani; Cedar of Lebanon	Mature	15-20m	>90cm	Sprd	Fair	Fair	Sparse foliage density indicates tree is under stress and in decline. Historic branch failures on west side. Away from paths.	No		Other (see notes)	Reassess in 2 years to monitor crown health	Desirable	Maintenance	Yes
93	Cedrus libani; Cedar of Lebanon	Mature	15-20m	>90cm	Sprd	Fair	Fair	Sparse foliage density indicates tree is under stress and in decline. Historic branch failures on west side. Away from paths.	No		Other (see notes)	Reassess in 2 years to monitor crown health	Desirable	Maintenance	Yes
94	Pinus nigra; Black Pine	Mature	>20m	>90cm	Std	Good	Good	Trunk and lower stem embraced by crown of ash holm oak. Some deadwood but located away from paths. Historic cavity at 1m south. No significant issues	No		None				Yes

16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
95	Quercus ilex; Holm Oak	Semi-mature	15-20m	50-70cm	Sprd	Good	Good	Growing under and around adjacent pine tree. No significant issues observed	No		None				Yes
96	Pinus nigra; Black Pine	Mature	>20m	70-90cm	Std	Good	Good	Crown extends above main woodland canopy. No significant issues observed	No		None				Yes
97	Pinus sylvestris; Scots Pine	Mature	>20m	70-90cm	Uprt	Good	Good	Crown extends above main woodland canopy. No significant issues observed	No		None				Yes
98	Picea sitchensis; Sitka Spruce	Mature	>20m	50-70cm	Lean	Good	Good	Trunk leans to east at low level then straightens, indicating a non-progressive lean. Deadwood in lower crown due to shading	No		None				Yes
99	Acer pseudoplatanus; Sycamore	Mature	15-20m	70-90cm	Std	Good	Good	Dual stemmed from union at 3m. Good form and condition.	No		None				Yes
100	Pinus nigra; Black Pine	Mature	>20m	70-90cm	Std	Good	Good	Dual stemmed from approximately 10m. No significant issues observed	No		None				Yes
101	Pseudotsuga menziesii; Douglas Fir	Mature	>20m	>90cm	Uprt	Good	Good	Dead stubs on lower trunk. Good foliage density and colour. No significant issues	No		None				Yes
102	Pinus nigra; Black Pine	Mature	>20m	70-90cm	Std	Good	Good	Good form and condition, typical for species and age. Dead stubs on trunk in mid crown.	No		None				Yes
103	Pinus nigra; Black Pine	Mature	>20m	70-90cm	Slndr	Good	Good	Good form and condition, typical for species and age. Crown extends well above woodland canopy.	No		None				Yes
104	Platanus x hispanica; London Plane	Mature	15-20m	70-90cm	Lean	Poor	Fair	Extensive hollowing of trunk base and decay with vertical cracks on under side of trunk at approximately 3m. Leaning on adjacent yew tree. Failed Ash tree also resting on trunk. Appears stable.	No		Fell - dismantle	Dismantle crown by anchoring in adjacent pine. Leave stump up to 5m high for habitat value.	Desirable	Maintenance	Yes

16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
105	Pinus nigra; Black Pine	Mature	>20m	70-90cm	Slndr	Fair	Good	Pronounced swelling of trunk at approximately 4m high. Likely a response to a biomechanical weakness.	No		None				Yes
106	Pinus radiata; Monterey Pine	Late-mature	>20m	>90cm	Lean	Fair	Fair	Leans to south on old oak stump. Characterful old specimen. No significant issues observed	No		None				Yes
107	Acer platanoides; Norway Maple	Mature	15-20m	>90cm	Std	Fair	Good	Historic trunk failure at approximately 8m has caused a wide, spreading form. Large, pronounced buttress. No significant issues	No		None				Yes
108	Pinus nigra; Black Pine	Mature	15-20m	>90cm	Sprd	Good	Fair	Dual stemmed from union at 3m. Deadwood in lower crown. Norway maple merged with lower crown. No significant issues	No		None				Yes
109	Picea sitchensis; Sitka Spruce	Mature	15-20m	50-70cm	Uprt	Fair	Good	Good form and condition	No		None				Yes
110	Pinus nigra; Black Pine	Mature	>20m	>90cm	Asym	Fair	Fair	Suppressed on north side by adjacent pine which forms a cohesive canopy. Foliage density is sparse in upper crown. Dead stub at 2m.	No		None				Yes
111	Pinus nigra; Black Pine	Mature	>20m	>90cm	Asym	Good	Good	Suppressed on south side by adjacent pine which forms a cohesive canopy. Dead stub at 6m.	No		None				Yes
112	Pseudotsuga menziesii; Douglas Fir	Late-mature	>20m	>90cm	Std	Fair	Good	Large old tree adjacent footpath. Large deadwood and some hanging branches over path.	Yes	Acceptable	None				Yes
113	Quercus cerris; Turkey Oak	Mature	15-20m	70-90cm	3-st	Good	Good	Three stemmed from 0.5m. Failed deadwood on south side. No significant issues	No		None				Yes



16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
114	Cedrus deodara; Deodar Cedar	Mature	15-20m	>90cm	Sprd	Poor	Good	Tag 372. Failed branch hung up near footpath. Extensive deadwood in lower crown. Risk level will be the same as assessment of Douglas fir 112.	Yes	Acceptable	Specific branch pruning	Remove hung up branches and large deadwood over path.	Desirable	Risk reduction	Yes
115	Abies alba; European Silver Fir	Mature	>20m	50-70cm	Slndr	Good	Good	High crown on tall slender tree. No significant visible defects observed. Hanging branch in upper crown.	No		None				Yes
116	Pinus pinaster; Maritime Pine	Mature	>20m	>90cm	Std	Fair	Good	Previous large limb failure to southern side. Deadwood in lower crown, considered usual for species. Hanging deadwood over low use area.	No		None				Yes
117	Pinus spp.	Mature	>20m	>90cm	Std	Fair	Good	Historic limb failure to south over footpath. Deadwood throughout lower crown considered usual for species. Western yellow pine.	No		None				Yes
118	Pinus spp.	Mature	>20m	70-90cm	Std	Good	Good	Oriental spruce. Tall straight trees with good crown form. No significant visible defects observed.	No		None				Yes
119	Sequoiadendron giganteum; Giant Sequoia	Mature	>20m	>90cm	Uprt	Good	Fair	Sparse crown, may be due to shading by adjacent trees. Debris from failed pine around base.	No		Other (see notes)	Reassess in 2years to see if crown has died back further.	Desirable	Risk reduction	Yes
120	Pseudotsuga menziesii; Douglas Fir	Mature	>20m	50-70cm	Uprt	Fair	Fair	Historical 24deg lean to south. Deadwood within crown usual for species, likely due to shading by adjacent trees.	No		None				Yes

16TH JUNE 2022

Ref	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	Risk Level	Recommendation	Recommendation Notes	Priority	Reason	TPO
127	Aesculus hippocastanum; Horse Chestnut	Late-mature	>20m	>90cm	Lean	Poor	Fair	Significant decay at base to west side, with buttress roots to south decayed. Some leaf miner evident but otherwise in good physiological health. Previous limb failure to south. Dried brown exudations on trunk.	No		None				Yes
140	Cedrus libani; Cedar of Lebanon	Late-mature	10-15m	>90cm	Sprd	Fair	Good	Previous limb failure in lower crown to north. Pruning points on wounds occluding slowly. Recent limb failure to south in upper crown. Failures either side of limb will reduce residual strength of limb. Minor crown deadwood usual for species.	Yes	Not tolerable	Crown reduce	Reduction via thinning to reduce load. Maximum length of removal, 2m from tips.	Essential	Risk reduction	Yes

## GROUPS OF TREES:

Ref	Num of trees	Species	Maturity	Height	Stem Diam	Form	Structural Condition	Physiological Condition	Observations	Risk Assessed?	RiskLevel	Recommendation	Recommendation Notes	Priority	Reason	TPO
2	70	Castanea sativa; Sweet Chestnut	Mature	>20m	70-90cm	Slndr	Fair	Fair	Linear avenue if trees alongside footpath. Deadwood throughout canopies, usual for species at this lifestage. Majority of trees are in a good condition. Three with basal decay, one has been reduced. One tree has previous rootplate movement.	No		None				Yes

# TPO PLAN MAP

133  
8.612

130  
8.778

E. STERNE, B.Sc. (Eng.), A.M.I.C.E., M.T.P.I.,  
COUNTY PLANNING OFFICER,  
BEDFORD.

DRG. No. 53/59/1/250  
SCALE  
DATE 10/9/53

135  
21.268

FOUNDED



Mount Hill

89  
9.429

A.2.

St. Paul's Church

Flitwick Manor

On Site of  
Manor House

Church End

67  
1.877  
Allotments

80  
4.332

A.1.

Flit Water

Boat House

68  
3.884

69  
2.899

70  
2.118

84  
2.619

63  
1.088

72  
7.081

74  
2.668

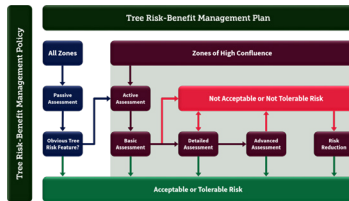
77  
n.7402

78

81  
26.987



## Uncomplicated, intuitive, smarter



Whether you manage or assess tree risk, we're here to help make your life less complicated and more effective.

From Strategy to App, we've got all your bases covered with the first complete tree risk-benefit management system.

"Uncomplicated...intuitive...simpler...clearer...smarter"

This is what Duty Holders and Arborists are saying. They're some of the words you'll likely use to describe how you feel after you've validated your approach to tree risk.

### Tree risk-benefit management

Whether you're a Government Agency, Landowner, or Homeowner you have a duty of care to manage the risk from your trees dropping branches or falling. That duty of care says you should be reasonable, proportionate, and reasonably practicable when managing the risk to an Acceptable or Tolerable level.

VALID's got your back here with our full range of easy to understand and common sense **Tree Risk-Benefit Management Strategies**. As part of our not-for-profit goals, they're released under a creative commons license (symbols bottom left footer). That means they're *free* and open to *everyone*.

**Validators** can help you customise these strategies. They also have a potted version to help you if you've not yet formally adopted a strategy.

### Tree risk-benefit assessment

Our Tree Risk Benefit Management Strategies do more than 99% of your risk-benefit assessments for you. When you need to carry out a *Detailed Assessment* you'll use our super smart and intuitive **Tree Risk App**.

The engine of the App has been built with a Professor of Natural Hazards & Risk Science. The Professor's an internationally distinguished expert in this field. He's test-driven the model to breaking point:

*"We have stress-tested VALID and didn't find any gross, critical sensitivities. In short, the mathematical basis of your approach is sufficiently robust and dependable for any practical purpose."*

Willy Aspinall  
Cabot Professor in Natural Hazards & Risk Science  
University of Bristol

### Tree risk ratings

Yes, it really is that clear and easy to understand. There's no confusion about what vague words or complicated numbers mean. We have four easy to understand traffic light coloured risk ratings.

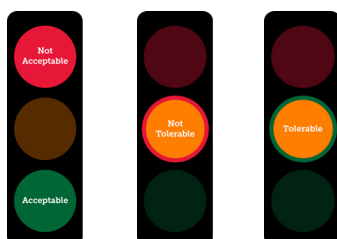
**Red** **Not Acceptable** risks will be reduced to an Acceptable level

**Amber** **Not Tolerable** risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks

**Amber** **Tolerable** risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks

**Green** **Acceptable** risks will not be reduced

Risk ratings are as easy to understand as traffic lights



Visit our Training page  
Or get in touch for help

### Tree risk-benefit management advice & training

We work with duty holders to help them manage the risk and benefits from their trees. We also train Arborists to become **Validators**, or staff who aren't Arborists to be **Basic Validators**.



English Oak (41)



Tree Details and Location



Likelihood of Occupation



Consequences



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	G
ANATOMY	A	wood properties architecture H/D ratio	A
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIT	G
DEFECT	D	soundwood decay - extent feature or fault	A

Notes

Summary

Highest Risk

Acceptable

Risk Reduction

No risk reduction work required

Tree Management

No tree management works required

Review Year

2027

Date Assessed

2022-06-16 16:56

Assessed By

Phone Number

Email

Risk

Acceptable

Species

Height (m)

Stem Ø (cm)

Crown Ø (m)

English Oak

15

77

12

Quercus robur

Risk Inputs

People

Not Weather

Walking

O

4

Low

C

1

Very High

F

4

Low

Tree

Stem

Branch

Deadwood

Tree

Stem

Branch

Deadwood

Good foliage density and colour

Lean to north. Small crown.

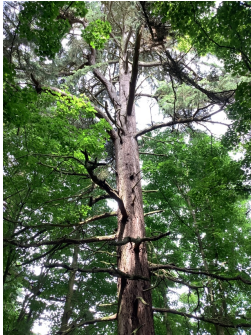
No recent changes to exposure

Historic wounds and durable heartwood

Loss of sapwood on tension side of lean.

Notes

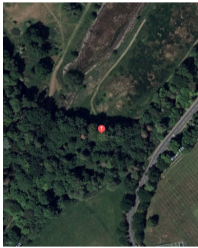
### Deodar Cedar (78)



Highest Risk	Acceptable
Risk Reduction	No risk reduction works required
Tree Management	No tree management work required
Review Year	2028
Date Assessed	2022-06-16 11:37
Assessed By	Paul Barton
Phone Number	01386 576161
Email	paul@barton-hyett.co.uk


Acceptable

### Tree Details and Location







Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
Deodar Cedar Cedrus deodara	28	130	20





### Likelihood of Occupation



### Consequences



 People	 Not Weather	 Walking
---	--	--

 Tree	 Stem	 Branch	 Deadwood
---	---	--	---

O

4  
Low

C

2  
High

### Likelihood of Failure

VITALITY	V	crown density woundwood response growth	G
ANATOMY	A	wood properties architecture H/D ratio	A
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIT	A
DEFECT	D	soundwood decay - extent feature or fault	G

Crown density and colour normal
Branch architecture is prone to failures in heavy rain/snow
No recent changes to exposure
Species wind firm but prone to branch losses in maturity
No significant risk features observed.


F

3  
Moderate


### Notes

Notes


English Oak (88)



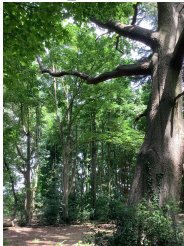
Tree Details and Location



Likelihood of Occupation



Consequences



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	R
ANATOMY	A	wood properties architecture H/D ratio	G
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIT	G
DEFECT	D	soundwood decay - extent feature or fault	R

Notes

Summary

Risk

Highest Risk

Not Tolerable

Risk Reduction

Reduce length of low limb to north by 5m

Tree Management

Review Year

2028

Date Assessed

2022-06-16 12:47

Assessed By

Paul Barton

Phone Number

01386 576161

Email

paul@barton-hyett.co.uk

Not Tolerable

Species

Height (m)

Stem Ø (cm)

Crown Ø (m)

English Oak

22

138

30

Quercus robur

Risk Inputs

People

Not Weather

Walking

4

Low

Tree

Stem

Branch

Deadwood

1

Very High

Sparse foliage density. In early stages of decline

Long lateral limb with decaying tension wood

No recent changes to exposure

Durable heartwood and good deadwood retention

Long limb over path is decaying and cracked

2

High

www.barton-hyett.co.uk

Blue Atlas Cedar (89)



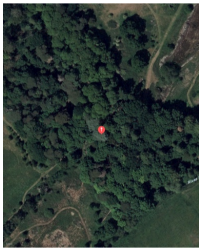
Highest Risk	Not Tolerable
Risk Reduction	Remove failed limbs. Aerial assessment
Tree Management	
Review Year	2028
Date Assessed	2022-06-16 13:49
Assessed By	Paul Barton
Phone Number	01386 576161
Email	paul@barton-hyett.co.uk



Summary

Risk

Tree Details and Location






Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
Blue Atlas Cedar Cedrus atlantica glauca	24	117	18

Risk Inputs

Likelihood of Occupation







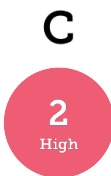
 People	 Not Weather	 Walking
---	--	--



Consequences



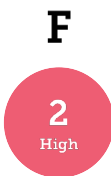
 Tree	 Stem	 Branch	 Deadwood
---	---	--	---



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	G
ANATOMY	A	wood properties architecture H/D ratio	R
LOAD	L	exposure changes to the tree changes around tree	A
IDENTITY	I	species profile age of wounds CODIT	R
DEFECT	D	soundwood decay - extent feature or fault	A

No signs of physiological stress
Long horizontal branches carry heavy loads
No recent changes but one of the tallest trees
Species has propensity to shed limbs under rain/snow
History of previous branch failures




Notes

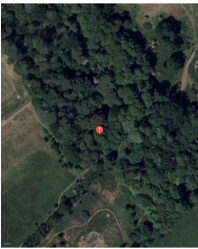
The highest risk is branch failure on to path




Sycamore Maple (0)




Tree Details and Location



Likelihood of Occupation



Consequences



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	A
ANATOMY	A	wood properties architecture H/D ratio	A
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIT	R
DEFECT	D	soundwood decay - extent feature or fault	R

Notes

Summary

Highest Risk

Not Acceptable

Risk Reduction

Remove cracked trunk to leave 5m stump

Tree Management

Review Year

2028

Date Assessed

2022-06-16 14:44

Assessed By

Paul Barton

Phone Number

01386 576161

Email

paul@barton-hyett.co.uk

Risk

Not Acceptable

Tree Details and Location

Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
Sycamore Maple <i>Acer pseudoplatanus</i>	20	80 x 3	20

Risk Inputs

People

Not Weather

Walking

4

Low

Consequences

Tree

Stem

Branch

Deadwood

1

Very High

Likelihood of Failure

Crown appears healthy but poor wound wood formation

Slender trunk carries approximately third of crown

No recent changes to exposure

Old trunk wound poorly compartmentalised

Crack in trunk below decay.

1

Very High

Notes

The highest risk is trunk failure

www.barton-hyett.co.uk

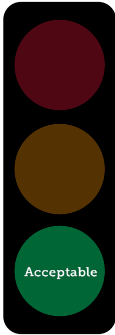
### Douglas Fir (112)



### Summary

<b>Highest Risk</b>	<b>Acceptable</b>
Risk Reduction	No risk reduction works required
Tree Management	
<b>Review Year</b>	<b>2028</b>
Date Assessed	2022-06-16 15:59
Assessed By	Paul Barton
Phone Number	01386 576161
Email	paul@barton-hyett.co.uk

### Risk



Tree Details and Location




Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
Douglas Fir Pseudotsuga menziesii	23	140	15


Likelihood of Occupation




### Risk Inputs



People



Not Weather



Walking


O

4


Low

Consequences







Tree



Stem



Branch



Deadwood

C

3

Moderate

Likelihood of Failure

VITALITY	V	crown density woundwood response growth	R
ANATOMY	A	wood properties architecture H/D ratio	G
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIT	A
DEFECT	D	soundwood decay - extent feature or fault	A

Assessing deadwood

Short pieces with low load

No recent changes to exposure

Click to add defect notes.

F

3

Moderate


Notes

Notes


Cedar Of Lebanon (140)




Tree Details and Location



Likelihood of Occupation



Consequences



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	G
ANATOMY	A	wood properties architecture H/D ratio	G
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIT	R
DEFECT	D	soundwood decay - extent feature or fault	A

Notes

Summary

Risk

Highest Risk

Not Tolerable

Risk Reduction

Tip reduction to reduce load

Tree Management

Review Year

2027

Date Assessed

2022-06-16 17:29

Assessed By

Paul Barton

Phone Number

01386 576161

Email

paul@barton-hyett.co.uk

Not Tolerable

Species

Height (m)

Stem Ø (cm)

Crown Ø (m)

Cedar Of Lebanon

18

210

24

Cedrus libani

Risk Inputs

People

Weather Affected

Group

O

2

High

Tree

Stem

Branch

Deadwood

C

1

Very High

Good foliage density and colour

Squat crown on very large trunk

No recent changes to exposure

Species prone to branch failures in late maturity

Numerous branch failure wounds

F

3

Moderate

www.barton-hyett.co.uk



## FLITWICK TOWN COUNCIL

### Report to Community Services 4<sup>th</sup> October 2022: Skate Competition on Millennium Park

#### **Implications of recommendations**

**Corporate Strategy:** Work to improve the range of leisure and sporting assets

**Finance:** Events Budget

**Equality:** Increases inclusivity.

**Environment:** Takes forward policy objectives directly.

#### **Background**

In August 2021, Flitwick Town Council, the local youth provider and two local young adults worked together to organise a one-day Skate Competition at the Skate Park on Millennium Park. At the time, there were still some Covid restrictions in place and the event was limited.

The Skate Competition consisted of classes from beginners, intermediate and advanced levels. It included categories for scooters, bikes, and skateboards, with everyone under the age of 21 years welcome to take part.

It was resolved at the Community Services Committee meeting in October 2021 to hold a Skate Competition on Millennium Park in May 2022 for under 18's only. The event will be organised by FTC, 4YP and the Youth Panel.

Unfortunately, due to unforeseen circumstance the planned under 18's only Skate Competition was not able to go ahead in 2022.

In November 2021, it was resolved at the Community Services Committee meeting to hold a Skate Competition for all ages on Millennium Park in 2022. The event would be organised by the two local young adults and FTC.

Unfortunately, due to work and travel commitments the two young adults were not able to support the above resolution.

To ensure the event still went ahead, FTC contacted a local skating business, who were able to support the event in August and supply prizes, paid for by FTC.

The August Skate Competition was open to all ages, including categories for beginners, intermediate and advanced levels. The day also included a DJ, Skate Jam and games. The people attending the event were grateful for the opportunity to show off their skills, enjoyed coming together as a skating community and having an organised event.



## **Introduction**

Flitwick Skate Park is well used by young people from Flitwick and surrounding areas.

Over the summer months, The Community Services Manager has spent a lot of time engaging with the Skate Park community.

Most Skate Park users have voiced their appreciation to FTC for the Skate Competitions and the Skate Park community are keen for these to become annual events.

Many of the young people enjoyed the structure of the 2022 event.

The competitions would be open to all ages and fully inclusive for beginners, intermediate and advanced levels.

## **Additional Information**

The Skate Competitions are free to any person wishing to enter.

Due to the limited number of organised Skate Park events within the local area, the Community Services Manager would recommend holding two Skate Competitions a year. One in May and September.

If resolved, a budget will be set of for 2023/24

## **Options**

1. To consider holding two Skate Competitions on Millennium Park in 2023, setting a budget of £2,200 to cover both events.
2. To consider holding one Skate Competition on Millennium Park in 2023, setting a budget of £1,100.
3. To decline holding a skate Competition on Millennium Park 2023

Susan Eldred  
Community Services Manager

# Flitwick Town Council **ALLOTMENT STRATEGY**



**2022 - 2027**

## Introduction

Flitwick Town Council own and manage two sites at Station Road and Steppingley Road containing approximately 180 plots, as part of their statutory duty “to provide a sufficient number of allotments if they are of the opinion that there is a demand for them”. Allotments are a valued and important asset to Flitwick Town Council providing a wide range of benefits to both communities and the environment. Allotment sites are also identified as existing Green Infrastructure by Central Bedfordshire Council.

The day to day management and promotion of the allotment service falls to the Community Services Committee, whilst maintenance, repairs and works are carried out by the Town Council’s Grounds Team.

The Aim of the Allotment Strategy is to **maintain, develop and promote a flourishing allotment provision for the benefit and enjoyment of Flitwick residents**. To achieve this, it provides a framework for the development and management of allotments by Flitwick Town Council for next five years by focussing on six main target areas:

1. Ensuring sufficient allotments
2. Provide safe, secure and welcoming allotment sites
3. Encourage well maintained allotments
4. Improve and encourage biodiversity and sustainability
5. Actively promote the allotments to Flitwick residents
6. Continue to improve the management of the allotment service

### Allotment 5 Year Plan Timetable

Target areas	Actions	Timescale	Responsible	Year 1	Year 2	Year 3	Year 4	Year 5
<b>1. Ensuring sufficient allotments</b>	Review waiting lists	Ongoing	<i>Allotment Manager</i>	/				
	Split plots where appropriate to create smaller more manageable plots for new tenants	Ongoing	<i>PRT &amp; Allotment Manager</i>	/	/	/	/	/
<b>2. Provide safe, secure and welcoming allotment sites</b>	Ensure good and safe access to all sites	Ongoing	<i>PRT</i>	/	/	/	/	/
	Provide a good allotment guide for all tenants to support the terms of the tenancy agreement and to clarify tenant's responsibilities	Ongoing	<i>Allotment Manager &amp; AWG</i>	/	/	/	/	/
	Investigate the provision of compost toilets	2023/24	<i>AWG</i>	/				
	Provide sites that are free from hazards to health	Ongoing	<i>PRT &amp; Allotment Manager</i>	/	/	/	/	/
	Ensure all livestock is well cared for	Ongoing	<i>AWG</i>	/	/	/	/	/
	Work with the local Police/Safer Central Team to improve site security	Ongoing	<i>Allotment Manager</i>	/	/	/	/	/
	Improve boundary fencing at the Steppingley Road site	2023	<i>Allotment Manager</i>	/				
	Increase the number of water troughs at Station Road	2023/24	<i>ALC, Allotment Manager, PRT</i>	/	/			
<b>3. Encourage well maintained allotments</b>	Regular analysis of the tenancy agreement to reinforce tenants responsibilities	Ongoing	<i>ALC</i>	/	/	/	/	/
	Work with the Public Realm Team to control weeds on vacant plots before they go to seed, where possible	Ongoing	<i>PRT</i>	/	/	/	/	/
	Work with site reps and tenants to ensure all sites are well maintained	April - September	<i>AWG</i>	/	/	/	/	/



<b>4. Improve and encourage biodiversity and sustainability</b>	Encourage tenants to compost on their own plot or remove vegetation from site	Ongoing	<i>AWG &amp; Allotment Manager</i>	/	/	/	/	/
	Identify, recognise and protect any areas rich in wildlife value, such as hedges and marginal areas	Ongoing	<i>PRT</i>	/	/	/	/	/
	Introduce an annual award to promote aspects of biodiversity	Ongoing	<i>AWG</i>	/	/	/	/	/
<b>6. Actively promote the allotment service to Flitwick residents</b>	Provide good quality information about the service to users and non-users	Ongoing	<i>Allotment Manager</i>	/	/	/	/	/
	Look to promote the allotments through social media and attendance at Council run events i.e. Family Fun Day and Annual Town Meeting	Ongoing	<i>Allotment Manager &amp; AWG</i>	/	/	/	/	/
<b>7. Continue to improve the management of the allotment service</b>	Provide efficient allotment administration	Ongoing	<i>Allotment Manager</i>	/	/	/	/	/
	Maximise the benefits of available funding for all sites	Ongoing	<i>Allotment Manager</i>	/	/	/	/	/

## Priority Setting meetings

MAXTED, Grant 201 <Grant.Maxted@beds.police.uk>

Wed 14/09/2022 14:41

To: jthompson@meppershall-pc.gov.uk <jthompson@meppershall-pc.gov.uk>; Cllr John Baker (Cllr <John.Baker@centralbedfordshire.gov.uk>; Francis Pilbeam <ted.pilbeam@outlook.com>; Clerke@gravenhurst-pc.gov.uk <Clerke@gravenhurst-pc.gov.uk>; tammy.medley@btinternet.com <tammy.medley@btinternet.com>; Gareth Mackey (Cllr <Gareth.Mackey@centralbedfordshire.gov.uk>; traceyfry@hotmail.com <traceyfry@hotmail.com>; Marstonagainstcrime@gmail.com <Marstonagainstcrime@gmail.com>; clerk@pulloxhillparishcouncil.gov.uk <clerk@pulloxhillparishcouncil.gov.uk>; parishcouncilclerk@yahoo.com <parishcouncilclerk@yahoo.com>; clerk@cranfield-pc.gov.uk <clerk@cranfield-pc.gov.uk>; clerk@aspleyguiseaparishcouncil.gov.uk <clerk@aspleyguiseaparishcouncil.gov.uk>; Sue Foulkes - Ampthill Town Council <townclerk@amphill-tc.gov.uk>; Parish Clerk <clerk@flittonandgreenfieldparishcouncil.gov.uk>; Keith Badham (Cllr) <keithbadham@flitwick.gov.uk>; enquiries@harlington-pc.gov.uk <enquiries@harlington-pc.gov.uk>; Silvia Collins (Cllr <Silvia.Collins@centralbedfordshire.gov.uk>; Stephen Collin <stephen.collin64@outlook.com>; pottoncouncil@btconnect.com <pottoncouncil@btconnect.com>; admin@sandytowncouncil.gov.uk <admin@sandytowncouncil.gov.uk>

Cc: BIRCH, Cray 472 <Cray.Birch@beds.police.uk>; SUGDEN, Adam 5406 <Adam.Sugden@beds.police.uk>; TEMBEY, Dominic 6071 <Dominic.Tembey@beds.police.uk>; WHITTRED, Jacqueline 811 <Jacqueline.Whittred@beds.police.uk>

Dear All

The way that we run our Community Priority Setting Meetings is changing. I appreciate that this decision has been made with no consultation with yourselves, however due to the large number of parishes in my area and the time it would take to undertake such an activity Bedfordshire Police have decided to act unilaterally on this occasion.

Historically the attendance at priority setting meetings has been very low and as such it has not been an effective way for all of our communities to have a voice. Therefore, we will no longer be facilitating a face to face/group meeting to discuss priorities.

The frequency of priority setting will remain the same. Every 3 months one priority will be agreed for each of the 5 areas that encompasses the 58 parishes in North Central Bedfordshire. The areas have been grouped as below. This represents the geographical responsibility of my Pc's and PCSO's.

Area 1		
Ampthill	Silsoe	Flitwick
Clophill	Gravenhurst	Flitton and Greenfield
Maulden	Shillington	Pulloxhill
Houghton Conquest	Tingrith	Harlington
Haynes	Steppingley	Westoning

Area 2		
Brogborough	Husbourn Crawley	Milton Bryan
Cranfield	Lidlington	Ridgmont

Marston Mortaine	Sulford Hulcote	Millbrook
Eversholt	Aspley Guise	Battlesden
Aspley Heath	Woburn	Woburn Sands
Postgrove		

Area 3		
Biggleswade	Edworth	Old Warden
Astwick	Southill	Dunton
Langford	Northill	Eyeworth

Area 4		
Sandy	Sutton	Moggerhanger
Potton	Blunham	Everton
Tempsford	Wreslingworth and Cockayne Hatley	

Area 5		
Shefford	Farifield	Meppershall
Arlesey	Henlow	Stondon
Stotfold	Astwick	Clifton
Campton		

The dates for setting the new priorities and updating the outcome of the previous priorities will be

10<sup>th</sup> October 2022

10<sup>th</sup> January 2023

10<sup>th</sup> April 2023

10<sup>th</sup> August 2023

It is requested that at least 2 week prior to these dates, having consulted with your communities, you provide to us the priority that you would like to be set for the above areas. This is likely to require a degree of discussion between yourselves as, due to the resources available to me I am unable to service more than one priority per geographical area. Please can I ask that you pay careful consideration to your priority as this will be my teams targeted work over that 3 month period. Any other issues that are raised by your communities over that time will be risk assessed against the priority that you have set. Any issues that present as a higher , threat, harm, risk, than a priority or vice versa will be dealt with first.

I would also ask that the area that you wish to prioritise has a degree of specificness. For example. Simply stating that your priority is drug use and drug dealing is too wide and reduces the effectiveness of my teams ability to target the issue. If you are aware of a specific location, or persons that represent the biggest concern to your community then this should be made clear in the priority.

If through your engagement you are unable to ascertain this information, we will use our information and intelligence to target what we believe is causing the highest threat, harm to that area for that particular issue that you raise.

We were due to hold a priority setting meeting this month (September 22), however, due to these changes I wanted to allow sufficient time for you to digest and embrace this new process. My hope is that this will prove a more effective and inclusive means for our communities to determine what they consider to be my teams focus over the next 3 months.

Kindest regards

Grant

**Grant Maxted LL.B (Hons)**

Inspector 201

Community Policing – North Central

Biggleswade Police Station, 5 Station Road, Bedfordshire, SG18 8AL and

Unit 1, 117-118 The Hawthorns, Flitwick MK45 1FN

Tel: 01234 842376 or 01234 842588



Internet e-mail is not to be treated as a secure means of communication. Bedfordshire Police monitors all internet e-mail activity and content. This communication is confidential and intended for the addressee(s) only. Please notify the sender if you have received this in error. Unauthorised use or disclosure of the contents may be unlawful. Opinions expressed in this document may not be official policy.

For more details please see [Bedfordshire Police Privacy Policy](#) This email is confidential and intended exclusively for the use of the intended recipient(s). Any views or opinions presented are solely those of the author and do not necessarily represent those of Flitwick Town Council. If you are not the intended recipient(s) please note that any form of distribution, copying or use of this e-mail or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and then delete the message and any attachments from your system. This message has been checked before being sent for all known viruses by our antivirus software. However please note that no responsibility for viruses or malicious content is taken and it is your responsibility to scan this message and any attachments to your satisfaction. Flitwick Town Council reserve the right to monitor e-mails in accordance with the Telecommunications (Lawful Business Practice) (Interception of Communications) Regulations 2000. Please consider the environment before printing this e-mail. Thank you





## **FLITWICK TOWN COUNCIL**

### **Report to Community Services, 4<sup>th</sup> October 2022: Flitwick Food Extra Review**

#### **Background**

As part of the Town Council's test and learn initiative, Flitwick Food Extra delivered a four week summer programme from The Rufus Centre.

The mornings included craft activities, sports, and socialising with families and volunteers.

£1,500 was allocated by Flitwick Town Council by transferring the Youth Panel budget to support the Food Extra initiative.

#### **Introduction**

The Community Services Team supported Flitwick Food Extra to deliver a summer programme for families in receipt of free school meals.

Families were informed about the events by Flitwick Food Extra before the schools broke up for the summer holidays.

Originally, the programme was meant to be delivered over five weeks. Due to the lack of update, Food Extra decided to cancel one week.

Overall, nine children and six adults attended the Food Extra sessions. Some families attended one week, whereas others attended all four.

The total cost to Flitwick Town Council for the food was, £86.03.

Flitwick Food Extra have reviewed the summer programme and have identified how more families may benefit.

Many families were unable to attend due to work commitments, Food Extra will look at options such as offering childcare or holding evening sessions in the future.

#### **Additional Information**

Cost value of the rooms used by Flitwick Food Extra should they have been hired out for the morning – £725 + VAT

The kitchen team were able to cater these events on this occasion. Should the events grow in size with more people attending, the kitchen team's capacity would need to be taken into consideration as the café has been receiving a high foot fall recently and conference bookings growing.

## **Options**

1. To consider continuing to support the Flitwick Food Extra programme at The Rufus Centre. Using allocated funds to supply food and offering room space free of charge for up to one session a week.
2. To consider supporting in other ways such as promotions and use of The Hub.
3. To consider not continuing to support Flitwick Food Extra to deliver half term activities.

Susan Eldred  
Community Services Manager

## COMMUNICATIONS & MARKETING MONTHLY FORWARD PROMOTIONAL PLAN

Month: **OCTOBER 2022**

DATE W/C	COMMITTEE	ACTIVITY	MEDIUM
<b>3<sup>rd</sup> October</b>	Community	Community Services Meeting – 04/03 any agenda of public interest inc. links to agenda and supporting papers	Social media, website
	Community	Forget Me Not – next Monday. Everyone welcome	Social media, website, flyers
	Community	The Selfish Giant Puppet Show – Half Term Fun!	Social media, website, flyers
	Community	Join us for the over 60's Lunch Club – delicious warming dishes on the menu this month	Social media, website, flyers
	Community	Poetic Flitwick – posters going up around the town	Social media, website, flyers
	Community	Christmas Lights Switch On – children's £1 competition. Fill in a form at Town Council Offices or at your school	Social media, website
	Community	Flitwick Fun Palace – how did it go. Thanks to everyone for taking part	Social media, website
	Community/Business	What's on this Christmas – mini-Christmas events launch. Space for stallholders at Christmas Market	Social media, website, flyers
	Business	Homemade specials, cakes, national/international food days Rendezvous Café	Social media, website
	Business	Festival For Older People Event held in Lockyer – great space for all event types	Social media
	Business	Choice of meeting rooms to suit all number of delegates – hybrid technology flexible video conferencing equipment for all rooms	Social media, website
	Business	Christmas Party Night (03/12) – book for your staff Christmas party or enquire about holding an exclusive party -	Social media, flyers, website
	Corporate	Corporate Services Meeting - 29/10 any outcome highlights of public interest	Social media

This an evolving document. There will be activities for promotion that arise during each month, and additional promotional opportunities for sharing to support third party activities. In addition, some activities may move w/c allocation. Each time this document is an agenda item for a committee meeting it will have the latest version.

## COMMUNICATIONS & MARKETING MONTHLY FORWARD PROMOTIONAL PLAN

Month: **OCTOBER 2022**

	PIWG	Promote the new planning page on FTC website with the guide to objecting effectively	Social media
	Town	Civic Service – if you would like to join us at this special event we have some spaces available but need to know in advance	Social media
	Town	Town Mayor's Charity 200 Club – Winners of first draw	Social media, website
	Town	Town Council Meeting - 27/10 any outcome highlights of public interest	Social media
<b>10th Oct</b>	Community	Men's Club next week – come along for the weekly social	Social media, website, flyers
	Community	Join us for Lunch Club on 18 <sup>th</sup> October booking reminder (deadline Thursday 13 <sup>th</sup> )	Social media, website, flyers
	Community	Our Community Services Team are busy preparing some spooky scarecrows to decorate the town – look out for them (if you dare)	Social media, website
	Community	Wool donations for Stitchers to knit blankets for the community	Social media
	Community	Flitwick Comedy Night – coming to the Rufus Centre next month. Don't forget to buy your tickets on Eventbrite	Social media, website, flyers, Eventbrite
	Business	Business Committee Meeting - 11/10 any agenda of public interest inc. links to agenda and supporting papers	Social media, website
	Business	Homemade specials, cakes, national/international food days Rendezvous Café	Social media
	Town	NALC Council Awards Ceremony (13/10) – how did we do in the Council of the Year category	Social media, website
	Town	Round up of Civic Service event on Sunday	Social media, website
<b>17<sup>th</sup> Oct</b>	Community	Forget Me Not – call out for sharing a skill/activity/talk at Forget Me Not Events	Social media, website

This an evolving document. There will be activities for promotion that arise during each month, and additional promotional opportunities for sharing to support third party activities. In addition, some activities may move w/c allocation. Each time this document is an agenda item for a committee meeting it will have the latest version.



## COMMUNICATIONS & MARKETING MONTHLY FORWARD PROMOTIONAL PLAN

Month: **OCTOBER 2022**

	Community	Flitwick Halloween Trail – follow the organisers Facebook page for details and use our interactive map	Social media, website, flyers
	Community	The Selfish Giant Puppet Show – join us for some half term fun next week, tickets still available	Social media, website, flyers
	Community	Don't forget to book your tickets for next week's an Evening with the Numbers event	Social media, website, flyers
	Community	Community events/news callout for the next Flitwick Papers Edition & website event listing facility reminder	Social media, website
	Business	Homemade specials, cakes, national/international food days Rendezvous Café	Social media, website
	Business	Rendezvous Café – How are we doing? Have you left a review on Trip Advisor!	Social media
	Business	Business Committee Meeting - 11/10 any outcome highlights of public interest	Social media
	Town	Town Council Meeting - 18/10 any agenda of public interest inc. links to agenda and supporting papers	Social media, website
<b>24th Oct</b>	Community	Flitwick Sunday Market, this week! Support your local traders	Social media, website, flyers
	Community	Halloween trail reminder and link to interactive map	Social media, website,
	Community	Remembrance Parade reminder (13/11)	Social media, website, flyers
	Community	Christmas message upon a star – deadline to return reminder (18/11)	Social media, website, flyers
	Business	Homemade specials, cakes, national/international food days Rendezvous Café . October Half Term treats – trick or treat!	Social media, website
	Business	Party Season – are you looking ahead to Christmas already – perfect venue for big event or private dinner -choice rooms	Social media, website

This an evolving document. There will be activities for promotion that arise during each month, and additional promotional opportunities for sharing to support third party activities. In addition, some activities may move w/c allocation. Each time this document is an agenda item for a committee meeting it will have the latest version.

## COMMUNICATIONS & MARKETING MONTHLY FORWARD PROMOTIONAL PLAN

Month: **OCTOBER 2022**

	Business	Thanks to everyone who came along to the Evening with the Numbers event, a great time was had by all. The Lockyer Suite can be transformed into a great space for evening parties and events.	Social media, website
	Corporate	Corporate Committee Meeting - 25/10 any agenda of public interest inc. links to agenda and supporting papers	Social media, website
	Town	Civic Reception at The Rufus Centre – celebration of the event thanking the community	Social media, website

### **Note:**

Timings to be confirmed once additional information received for the following:

### **Community:**

Cost of living initiatives

Community Fridge

Regular young activities

P3 Manor Park Footpath works

Green Wheel

Queen's Green Canopy – resident trees initiative autumn?

Country/Nature Park – next steps

Allotments – when spaces become available

Manor Park Parkland Management Plan

Environmental Audit

Park repairs updates

### **Corporate:**

Flitwick Heritage website

### **Town:**

Flitwick Views calendar raising money for Town Mayor's charities

### **PIWG**

Announcements of FTC responses to CBC on any major planning applications when they happen and link to website page.

\*Committee meeting agenda highlights/outcomes – content dependent on agenda items

This an evolving document. There will be activities for promotion that arise during each month, and additional promotional opportunities for sharing to support third party activities. In addition, some activities may move w/c allocation. Each time this document is an agenda item for a committee meeting it will have the latest version.

## **COMMUNICATIONS & MARKETING MONTHLY FORWARD PROMOTIONAL PLAN**

Month: **OCTOBER 2022**

**V2**

This an evolving document. There will be activities for promotion that arise during each month, and additional promotional opportunities for sharing to support third party activities. In addition, some activities may move w/c allocation. Each time this document is an agenda item for a committee meeting it will have the latest version.

## Community Services Financial Summary YTD

01 April 2022 to 31 August 2022

	YTD Income	22/23 Budget	% Budget Achieved		YTD Expenditure	22/23 Budget	% Budget Spent	
Community Services	£ 62,467	£ 64,728	97%	Green	£ 205,804	£ 583,366	35%	Green

### Contents of Report

- Page 1 Community Services Financial Summary YTD
- Page 2 Community Services Report - SL
- Page 3 Community Activities Report - SE
- Page 4 Community RCF Summary 2022/23

### Supporting reports included alongside this report:

Omega Income and Expenditure Report for Community Services

<b>TOLERANCES:</b> spend against budget		
<b>Income</b>	0% to 24%	RED
	25% to 74%	AMBER
	75% to 100%+	GREEN
<b>Expenditure</b>	0% to 74%	GREEN
	75% to 99%	AMBER
	100%	BLACK
	101%+	RED



## Community Services Committee Report

Community Services (SL)

01-31 August 2022

		01-31 August 2022	
		Income	Expenditure
4001/300, 4002/300	Staff Costs		£ 29,446
4005/300, 4006/300, 4008/300, 4063/300	Vehicle/Truck Costs		£ 908
1004/301, 1013/301, 1119/301, 4015/301, 4068/301, 4069/301	Burial Grounds	£ -	£ 3,070
1005/302, 4015/302, 4072/302, 4088/302	Allotments	£ 52	£ 176
1002/303, 1014/302, 1070/303, 1177/303, 4078/303, 4084/303, 4085/303, 4110/303, 4111/303, 4115/303, 4116/303, 4118/303, 4128/303, 4132/303, 4135/303, 4140/303, 4700/303, 4701/303, 4702/303	Local Amenities	£ 7,946	£ 2,219
1012/305, 1180/305, 4075/305, 4082/305, 4122/305,	Play Areas	£ -	-£ 265
4096/306, 4097/306	Street Lighting		£ 12
4009/300, 4102/300	Other Costs		£ 99

2022/23 Year to date							
Income	Budget	% Budget Achieved		Expenditure	Budget	% Budget Spent	
				£ 147,870	£ 368,849	40%	Green
				£ 2,337	£ 16,605	14%	Green
£ 32,858	£ 21,000	156%	Green	£ 3,344	£ 1,650	203%	Red
£ 461	£ 5,000	9%	Red	£ 990	£ 7,833	13%	Green
£ 7,946	£ 7,333	108%	Green	£ 19,705	£ 36,700	54%	Green
£ 1,458	£ 2,350	62%	Amber	-£ 147	£ 10,000	-1%	Green
				£ 1,303	£ 4,500	29%	Green
				£ 790	£ 400	198%	Red

<b>TOLERANCES:</b> spend against budget		
<b>Income</b>	<b>0% to 24%</b>	<b>RED</b>
	<b>25% to 74%</b>	<b>AMBER</b>
	<b>75% to 100%+</b>	<b>GREEN</b>
<b>Expenditure</b>	<b>0% to 74%</b>	<b>GREEN</b>
	<b>75% to 99%</b>	<b>AMBER</b>
	<b>100%</b>	<b>BLACK</b>
	<b>101%+</b>	<b>RED</b>

## Narrative

Apr-22	<b>Allotments; 1005/302:</b>	Bulk of income for allotments expected January 2023.
May-22	<b>Core Services; 4002/300:</b>	Uniform purchases for Public Realms Team exceeded budget by £158
Jun-22	<b>Local Amenities; 4700/303:</b>	Manor Park budget for 22/23 set at £10k. Income and Expenditure reports demonstrate an accrued spend of £26,058 for the Park Management Plan which will be fully funded in 2022/23. Additional spending in Jul 22.
Jul-22	<b>Street Lighting; 4096/306:</b>	Street Lighting; Eon Business taken over by N Power in January 2022. Due to an supplier admin issue received 7 month's bills (Jan-Jul 22) in July 2022. Account now up to date, regular billing set up and direct debit in place.
Jul-22	<b>Local Amenities; 1002/303:</b>	First instalment received for insurance claim for January Tractor Store break in.
Jul-22	<b>Other Costs; 4102/300:</b>	Overspend as no budget set for FTC internal rent charges. To be reviewed for 23/24 budget setting.
Aug-22	<b>Burial Grounds; 4069/301:</b>	Overspend for purchase of vault not accrued at 2021/22 year end.
Aug-22	<b>Local Amenities; 1002/303:</b>	Second instalment received for insurance claim for January Tractor Store break in.
Aug-22	<b>Local Amenities; 1177/303:</b>	Beds Rural GSCLP payment for Park Management Plan received.
Aug-22	<b>Local Amenities; 4084/303:</b>	Overspend on budget for tool purchase to replace stolen tools contra against 1002/303 insurance claim payment.
Aug-22	<b>Play Areas; 4122/305:</b>	Credit received from Anglian Water for overcharge.

## Community Services Committee Report

Community Activities (SE)

		01-31 August 2022	
		Income	Expenditure
1035/311, 4001/311, 4015/311, 4016/311, 4132/311, 4138/311, 4140/311	<b>Youth Hub</b>	£ 17	£ 721
1037/311, 1041/311, 4049/311, 4050/311	<b>Youth Activities</b>	£ -	£ -
1039/312, 1120/312, 1122/312, 1129/312, 1146/312, 1149/312, 1171/312, 4102/312, 4553/312, 4554/312, 4556/312, 4558/312, 4612/312, 4621/312, 4625/312, 4626/312, 4628/312	<b>Community Activities (312)</b>	£ 363	£ 1,011
1040/313, 1072/313, 1127/313, 1130/313, 1142/313, 1145/313, 1164/313, 1165/313, 1167/313, 1170/313, 1172/313, 4036/313, 4043/313, 4141/313, 4200/313, 4201/313, 4202/313, 4203/313, 4204/313, 4205/313, 4206/313, 4207/313, 4208/313, 4540/313, 4551/313, 4612/313, 4618/313, 4620/313, 4622/313	<b>Community Events (313)</b>	£ 120	£ 1,418
4051/300	<b>Grants</b>		£ -

01-31 August 2022

2022/23 Year to date							
Income	Budget	% Budget Achieved		Expenditure	Budget	% Budget Spent	
£ 348	£ 50	696%	Green	£ 4,340	£ 13,769	32%	Green
£ 15,000	£ 15,120	99%	Green	£ 14,204	£ 42,710	33%	Green
£ 2,203	£ 7,675	29%	Amber	£ 3,163	£ 18,800	17%	Green
£ 9,806	£ 6,200	158%	Green	£ 25,101	£ 51,550	49%	Green
				£ 3,150	£ 10,000	32%	Green

TOLERANCES: spend against budget		
Income	0% to 24%	RED
	25% to 74%	AMBER
	75% to 100%+	GREEN
Expenditure	0% to 74%	GREEN
	75% to 99%	AMBER
	100% to 101%+	BLACK
	101%+	RED

## Narrative

Apr-22	<b>The Hub; 4016/311:</b>	Business Rates paid for the year 22/23
Apr-22	<b>Youth Activities; 1041/311:</b>	Full CBC Youth Grant Received 21/22
Apr-22	<b>Community Events; 1127/313:</b>	Flitwick Fun Day Income received last year (21/22) brought forward to this year (22/23).
Jun-22	<b>Events; 1172/313 &amp; 4622/313:</b>	Jubilee income (£513) to offset expenditure (£2,638) against budget set (£2,000) resulting in overall <b>loss of -£125</b> to date
Jun-22	<b>Events; 1127/313 &amp; 4551/313:</b>	Flitwick Fun day income (£9,207) to offset expenditure (£20,556) against budget set (£20,000) resulting in overall <b>profit of +£8,651</b> to date.
Aug-22	<b>Events; 4204/313:</b>	Christmas Tree for 3 Station Rd purchased.

# Rolling Capital Fund Balances 2022-23

Last reviewed: 22 September 2022

PROJECT Details					RCF Details							FUNDING Details			Comments
Project Code		Project Description	Committee	Minute Ref	RCF Budget Committed	Previous Year's RCF Spend	22/23 RCF Spend to Date	Overspend Funded by RCP	Underspend Returned to RCP	RCF Commitment Remaining		Additional Project Spend	Funding Received (1177)	Project Budget Remaining	
4212	110	RCF - Nature Park	Community	None	£ -	£ -	£ -	£ -	£ -	£ -	0%		£ -	£ -	No amounts have been committed for this project. \$106 monies remaining: Phase 1 £7,106.89 & Phase 2 £274,728 (CBC to be invoiced for \$106 once works completed). SL 7/9/22
4215	110	RCF - Flit Valley Walk	Corporate & Community	None	£ 2,000	£ 541	£ -	£ -	£ -	£ 1,459	73%	£ 2,405	£ 2,405	£ -	Greensands grant of £2,405 received (1177/110) in addition to stated budget. 22/23 opening bal £1459. Awaiting final expense for leaflets (estimated at £628)
4802	110	RCF - The Hub Refurb	Community	809a 833c	£ 20,000	£ 14,554	£ 254	£ -	£ -	£ 5,192	26%		£ -	£ -	Actions and purchases from original proposal still outstanding.
4803	110	RCF - Manor Park Heritage	Community	809c	£ 28,000	£ 175	£ 4,600	£ -	£ -	£ 23,225	83%	£ 2,350	£ 6,198	£ 3,848	\$106 Grants monies received £6,198 (1177/110) in addition to stated budget - rolled forward to 22/23 (inl 2697). 22/23
4808	110	RCF - Manor Park Fencing	Community	730e	£ 3,950	£ 3,500	-£ 2,333	£ -	£ 2,783	£ -	0%			£ -	21/22 RCF 'rolled forward' budget set at original level of £15,450 without subtracting previous year's spending. Budget adjusted to reflect 21/22 & true balance rolled forward to 22/23 as opening bal £450. * June 22 refund received from RA Cutler for cancelled works added back into RCF. <b>Aug 22 - RCF COMPLETE</b>
4819	110	RCF - 3 Station Rd Defibrillator	Council	5213d	£ 1,770	£ -	£ -	£ -	£ -	£ 1,770	100%		£ -	£ -	
4825	110	RCF - Ditch & Boundary Works	Community	1000c 5252a) iii	£ 4,900	£ -	£ 4,900	£ -	£ -	£ -	0%		£ -	£ -	<b>Aug 22- RCF COMPLETE</b>
4826	110	RCF - Hub & Car Park Lights	Community	1012b	£ 2,605	£ -	£ 2,605	£ -	£ -	£ -	0%		£ -	£ -	<b>Sep 22- RCF COMPLETE</b>
4828	110	RCF - Skate Park Lighting	Community	1036d	£ 21,705	£ -	£ -	£ -	£ -	£ 21,705	100%		£ -	£ -	
4829	110	RCF - Youth Services	Community	TBC	£ 9,780	£ -	£ -	£ -	£ -	£ 9,780	100%		£ -	£ -	
					£ 10,026	£ -	£ 2,783	£ 63,131							

## NARRATIVE - September 2022

Aug 22 - **4808/110** Manor Park Fencing now complete with £2,783 underspend returned. **RCF closed.**

Aug 22 - **4825/110** Ditch & Boundary Works now complete on budget. **RCF closed.**

Sep 22 - **4826/110** Hub & Car Park Lights works now complete on budget. **RCF closed.**

## Detailed Income &amp; Expenditure by Budget Heading 31/08/2022

Month No: 5

## Community Services

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
<b>COMMUNITY SERVICES</b>							
<b>300 CORE SERVICES - Community</b>							
4001 SALARIES AND WAGES	29,446	147,212	368,349	221,137		221,137	40.0%
4002 UNIFORM	0	658	500	(158)		(158)	131.6%
4005 VEHICLE - MAINTENANCE	0	217	1,500	1,283		1,283	14.5%
4006 FUEL	374	1,782	6,500	4,718		4,718	27.4%
4008 Truck Insurance	0	(2,330)	2,200	4,530		4,530	(105.9%)
4009 HEALTH & SAFETY	0	216	400	184		184	54.0%
4051 GRANTS PERMITTED	0	3,150	10,000	6,850		6,850	31.5%
4063 TRUCK REPAYMENTS	534	2,668	6,405	3,737		3,737	41.7%
4102 FTC Internal Rent	99	574	0	(574)		(574)	0.0%
CORE SERVICES - Community :- Indirect Expenditure	<b>30,453</b>	<b>154,147</b>	<b>395,854</b>	<b>241,707</b>	<b>0</b>	<b>241,707</b>	<b>38.9%</b>
<b>Net Expenditure</b>	<b>(30,453)</b>	<b>(154,147)</b>	<b>(395,854)</b>	<b>(241,707)</b>			
<b>301 BURIAL GROUNDS - Community</b>							
1004 BURIAL GROUNDS (No VAT)	0	24,783	15,000	(9,783)			165.2%
1013 CBC-CLOSED BURIAL GROUND	0	1,000	1,000	0			100.0%
1119 Burial Grounds Income VATABLE	0	7,075	5,000	(2,075)			141.5%
BURIAL GROUNDS - Community :- Income	<b>0</b>	<b>32,858</b>	<b>21,000</b>	<b>(11,858)</b>			<b>156.5%</b>
4015 UTILITIES	0	13	150	137		137	8.5%
4068 Burial Ground NO VAT	0	95	500	405		405	19.0%
4069 Burial Ground VATABLE	3,070	3,236	1,000	(2,236)		(2,236)	323.6%
BURIAL GROUNDS - Community :- Indirect Expenditure	<b>3,070</b>	<b>3,344</b>	<b>1,650</b>	<b>(1,694)</b>	<b>0</b>	<b>(1,694)</b>	<b>202.7%</b>
<b>Net Income over Expenditure</b>	<b>(3,070)</b>	<b>29,514</b>	<b>19,350</b>	<b>(10,164)</b>			
<b>302 ALLOTMENTS - Community</b>							
1005 ALLOTMENT RENT	52	461	5,000	4,539			9.2%
ALLOTMENTS - Community :- Income	<b>52</b>	<b>461</b>	<b>5,000</b>	<b>4,539</b>			<b>9.2%</b>
4015 UTILITIES	136	328	350	22		22	93.8%
4072 ALLOTMENTS/MAINTENANCE	0	206	2,000	1,794		1,794	10.3%
4088 PORTALOO HIRE	0	295	0	(295)		(295)	0.0%
4102 FTC Internal Rent	41	161	0	(161)		(161)	0.0%
5011 Trs to EMR Allotments	0	0	5,483	5,483		5,483	0.0%
ALLOTMENTS - Community :- Indirect Expenditure	<b>176</b>	<b>990</b>	<b>7,833</b>	<b>6,843</b>	<b>0</b>	<b>6,843</b>	<b>12.6%</b>
<b>Net Income over Expenditure</b>	<b>(124)</b>	<b>(529)</b>	<b>(2,833)</b>	<b>(2,304)</b>			



## Detailed Income &amp; Expenditure by Budget Heading 31/08/2022

Month No: 5

## Community Services

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
<b>303 LOCAL AMENITIES - Community</b>							
1002 Insurance Claims	2,230	7,492	0	(7,492)			0.0%
1014 PHONE MAST INC (STATION RD)	0	4,500	5,333	833			84.4%
1070 MANOR PARK (Rural Paymt Agent)	0	1,481	2,000	519			74.0%
1177 GRANTS RECEIVED	5,716	(13,157)	0	13,157			0.0%
LOCAL AMENITIES - Community :- Income	<b>7,946</b>	<b>316</b>	<b>7,333</b>	<b>7,017</b>			<b>4.3%</b>
4078 Planting/Weeding	0	1,491	3,000	1,509		1,509	49.7%
4084 PLANT & EQUIP-PURCHASE	1,198	2,525	2,500	(25)		(25)	101.0%
4085 PLANT & EQUIP-MAINTENANCE	0	0	2,500	2,500		2,500	0.0%
4110 TREE MAINTENANCE	0	0	3,000	3,000		3,000	0.0%
4111 PITCH MAINTENANCE - Hinksley R	0	0	1,000	1,000		1,000	0.0%
4115 Grass Cutting (Flitwick)	0	0	750	750		750	0.0%
4116 Grass Cutting (CBC Charges)	0	0	4,000	4,000		4,000	0.0%
4118 BINS AND SEATS	0	0	1,000	1,000		1,000	0.0%
4128 WASTE DISPOSAL	634	4,211	6,300	2,089		2,089	66.8%
4132 BUILDING MAINTENANCE	237	1,156	1,500	344		344	77.1%
4135 Community Spirit	0	(186)	0	186		186	0.0%
4140 MAINTENANCE CONTRACTS	0	(766)	650	1,416		1,416	(117.9%)
4700 FLITWICK MANOR PARK	0	(9,220)	10,000	19,220		19,220	(92.2%)
4701 Flit Valley Maintenance	0	0	500	500		500	0.0%
4702 Flitwick Nature Park	150	150	0	(150)		(150)	0.0%
LOCAL AMENITIES - Community :- Indirect Expenditure	<b>2,219</b>	<b>(640)</b>	<b>36,700</b>	<b>37,340</b>	<b>0</b>	<b>37,340</b>	<b>(1.7%)</b>
<b>Net Income over Expenditure</b>	<b>5,727</b>	<b>956</b>	<b>(29,367)</b>	<b>(30,323)</b>			
<b>305 PLAY AREAS - Community</b>							
1012 Millennium Park Hire	0	1,458	1,000	(458)			145.8%
1180 COMMUTED SUMS RELEASED TO	0	0	1,350	1,350			0.0%
PLAY AREAS - Community :- Income	<b>0</b>	<b>1,458</b>	<b>2,350</b>	<b>892</b>			<b>62.1%</b>
4075 PLAY AREA/REPAIRS & MAINT.	13	105	8,000	7,895		7,895	1.3%
4082 Millennium Park (Inc CCTV)	0	155	2,000	1,845		1,845	7.8%
4122 CHANGING ROOMS - HINKSLEY	(278)	(407)	0	407		407	0.0%
PLAY AREAS - Community :- Indirect Expenditure	<b>(265)</b>	<b>(147)</b>	<b>10,000</b>	<b>10,147</b>	<b>0</b>	<b>10,147</b>	<b>(1.5%)</b>
<b>Net Income over Expenditure</b>	<b>265</b>	<b>1,605</b>	<b>(7,650)</b>	<b>(9,255)</b>			
<b>306 STREET LIGHTING - Community</b>							
4096 Electricity - Street Lights	12	1,303	2,500	1,197		1,197	52.1%
4097 Street Lighting Maintenance	0	0	2,000	2,000		2,000	0.0%
STREET LIGHTING - Community :- Indirect Expenditure	<b>12</b>	<b>1,303</b>	<b>4,500</b>	<b>3,197</b>	<b>0</b>	<b>3,197</b>	<b>29.0%</b>
<b>Net Expenditure</b>	<b>(12)</b>	<b>(1,303)</b>	<b>(4,500)</b>	<b>(3,197)</b>			

## Detailed Income &amp; Expenditure by Budget Heading 31/08/2022

Month No: 5

## Community Services

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
<b>311 YOUTH HUB/ACTIVITIES - Communi</b>							
1035 The Hub Hire	0	348	50	(298)			695.0%
1037 Under 18s Skate Competition	17	17	120	103			14.4%
1041 YOUTH ACTIVITIES	0	15,000	15,000	0			100.0%
<b>YOUTH HUB/ACTIVITIES - Communi :- Income</b>	<b>17</b>	<b>15,365</b>	<b>15,170</b>	<b>(195)</b>			<b>101.3%</b>
4001 SALARIES AND WAGES	153	984	2,000	1,016		1,016	49.2%
4015 UTILITIES	200	1,128	2,300	1,172		1,172	49.0%
4016 BUSINESS RATES	0	2,395	2,469	74		74	97.0%
4049 YOUTH ACTIVITIES	0	14,204	42,000	27,796		27,796	33.8%
4050 Under 18s Skate Competition	0	0	710	710		710	0.0%
4132 BUILDING MAINTENANCE	0	(607)	4,000	4,607		4,607	(15.2%)
4138 EQUIPMENT	0	0	1,000	1,000		1,000	0.0%
4140 MAINTENANCE CONTRACTS	368	440	2,000	1,560		1,560	22.0%
<b>YOUTH HUB/ACTIVITIES - Communi :- Indirect Expenditure</b>	<b>722</b>	<b>18,543</b>	<b>56,479</b>	<b>37,936</b>	<b>0</b>	<b>37,936</b>	<b>32.8%</b>
<b>Net Income over Expenditure</b>	<b>(704)</b>	<b>(3,179)</b>	<b>(41,309)</b>	<b>(38,130)</b>			
<b>312 COMMUNITY ACTIVITIES - Communi</b>							
1039 PAINTING CIRCLE	33	163	100	(63)			162.5%
1120 KEEP FIT / Dance Fitness	0	456	2,800	2,344			16.3%
1122 MENS CLUB	87	287	1,100	813			26.1%
1129 Community Bingo	0	12	275	263			4.2%
1146 OLDER PEOPLE - Events	0	417	500	83			83.3%
1149 Flitwick Sunday Market	0	75	0	(75)			0.0%
1171 LUNCH CLUB	242	795	2,900	2,105			27.4%
<b>COMMUNITY ACTIVITIES - Communi :- Income</b>	<b>363</b>	<b>2,203</b>	<b>7,675</b>	<b>5,472</b>			<b>28.7%</b>
4102 FTC Internal Rent	856	1,955	0	(1,955)		(1,955)	0.0%
4553 PAINTING CIRCLE	0	0	10	10		10	0.0%
4554 STITCHERS	0	0	140	140		140	0.0%
4556 OLDER PEOPLE - Events	0	0	2,150	2,150		2,150	0.0%
4558 KEEP FIT / Dance Fitness	0	787	2,700	1,913		1,913	29.1%
4612 MENS CLUB	0	26	1,100	1,074		1,074	2.4%
4621 LUNCH CLUB	100	340	4,100	3,760		3,760	8.3%
4625 FORGET ME NOT GROUP	0	0	2,100	2,100		2,100	0.0%
4626 RESIDENT DRIVEN PROJECT	0	0	5,000	5,000		5,000	0.0%
4628 Flitwick Food Extra	55	55	1,500	1,445		1,445	3.6%
<b>COMMUNITY ACTIVITIES - Communi :- Indirect Expenditure</b>	<b>1,011</b>	<b>3,163</b>	<b>18,800</b>	<b>15,637</b>	<b>0</b>	<b>15,637</b>	<b>16.8%</b>
<b>Net Income over Expenditure</b>	<b>(648)</b>	<b>(960)</b>	<b>(11,125)</b>	<b>(10,165)</b>			

## Detailed Income &amp; Expenditure by Budget Heading 31/08/2022

Month No: 5

## Community Services

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
<b>313 COMMUNITY EVENTS - Community</b>							
1040 18+ Skate Competition	4	4	200	196			2.0%
1127 Flitwick Fun Day	(229)	8,977	2,000	(6,977)			448.9%
1130 Christmas Lunch - OLDER People	0	0	1,000	1,000			0.0%
1164 Christmas Market	0	25	200	175			12.5%
1165 Christmas Lights EVENT	120	287	1,000	713			28.7%
1167 Christmas Market Trip	0	0	850	850			0.0%
1170 YOUTH PANEL	0	0	200	200			0.0%
1172 JUBILEE Event 2022	0	513	750	238			68.3%
<b>COMMUNITY EVENTS - Community :- Income</b>	<b>(105)</b>	<b>9,806</b>	<b>6,200</b>	<b>(3,606)</b>			<b>158.2%</b>
4043 REMEMBRANCE EVENT	0	0	1,200	1,200		1,200	0.0%
4200 Christmas Lights Installation	0	0	16,500	16,500		16,500	0.0%
4201 Christmas Market	0	0	360	360		360	0.0%
4202 Christmas Market Trip	0	0	520	520		520	0.0%
4203 Festive Fun	0	0	250	250		250	0.0%
4204 3 Station Rd Christsmas Tree	1,330	1,330	1,250	(80)		(80)	106.4%
4205 Front Garden Competition	0	0	220	220		220	0.0%
4206 Scarecrow Festival	71	81	100	19		19	80.7%
4207 Fun Palace	0	0	150	150		150	0.0%
4208 18+ Skate Competition	17	167	900	733		733	18.6%
4540 Christmas Lights EVENT	0	0	5,400	5,400		5,400	0.0%
4551 Flitwick Fun Day	0	20,556	20,000	(556)		(556)	102.8%
4618 COMMUNITY Events Expense	0	329	2,000	1,671		1,671	16.4%
4620 YOUTH PANEL	0	0	700	700		700	0.0%
4622 JUBILEE Event 2022	0	2,638	2,000	(638)		(638)	131.9%
<b>COMMUNITY EVENTS - Community :- Indirect Expenditure</b>	<b>1,418</b>	<b>25,101</b>	<b>51,550</b>	<b>26,449</b>	<b>0</b>	<b>26,449</b>	<b>48.7%</b>
<b>Net Income over Expenditure</b>	<b>(1,523)</b>	<b>(15,295)</b>	<b>(45,350)</b>	<b>(30,055)</b>			
<b>COMMUNITY SERVICES :- Income</b>	<b>8,272</b>	<b>62,467</b>	<b>64,728</b>	<b>2,261</b>			<b>96.5%</b>
<b>Expenditure</b>	<b>38,816</b>	<b>205,804</b>	<b>583,366</b>	<b>377,562</b>	<b>0</b>	<b>377,562</b>	<b>35.3%</b>
<b>Movement to/(from) Gen Reserve</b>	<b>(30,543)</b>	<b>(143,338)</b>					
<b>Grand Totals:- Income</b>	<b>8,272</b>	<b>62,467</b>	<b>64,728</b>	<b>2,261</b>			<b>96.5%</b>
<b>Expenditure</b>	<b>38,816</b>	<b>205,804</b>	<b>583,366</b>	<b>377,562</b>	<b>0</b>	<b>377,562</b>	<b>35.3%</b>
<b>Net Income over Expenditure</b>	<b>(30,543)</b>	<b>(143,338)</b>	<b>(518,638)</b>	<b>(375,300)</b>			
<b>Movement to/(from) Gen Reserve</b>	<b>(30,543)</b>	<b>(143,338)</b>					

## Delivery Plan 2021-22 - Strategy Deliverables

Main Tasks agreed in bold      Checklist items relating to main headings in italics

Tasks	Committee or Council	Lead	Target Date	Status (RAG)	Notes
<b>Revisit maximising town centre for community benefit</b>	Community	CSM/ ESM	2024-25		<i>Green spaces engagement conducted September 2021. Residents satisfaction survey highlighted that residents wanted additional seating, bins and a notice board on Station Square. The working group have met to discuss options, these will be presented to Community Services in October. A vision will be completed once the public art brief has been finalised. Sunday markets have been arranged to take place once a month from June 2022.</i>
<b>Develop plan for the Nature Park</b>	Community	ESM	2024-25		<i>Masterplan adopted 27.9.22.</i>
<i>1. Tender planning service for Nature Park</i>	Community	ESM	2022		<i>See above.</i>
<b>Develop a plan around health, wellbeing and safety needs and actions</b> - explore current challenges and gaps around health (e.g. healthy eating NOT service provision), wellbeing and safety for residents, look at existing solution and promote/work with providers and understand any remaining gaps for FTC to plug and develop a plan to do so. Include consideration of risks to most vulnerable groups and depth of impact not purely scale. To consider: community safety, social isolation & loneliness, healthier lifestyles & food poverty, home safety (incl. water & fire safety). Look to utilise the Council's assets and resources to benefit the most vulnerable.	Community	CSM	2025		<i>A multi agency Cost of Living Crisis meeting is being held at The Rufus Center in September. FTC hope to work as part of a multi agency team to support residents. The Rufus Centre has hosted a summer programme delivered by Food Extra to help support families over the summer holidays.</i>



<b>Look at opportunities to work with CBC to extend CCTV services</b> - and where financially viable, introduce a monitoring service that will deter crime.	Community	ESM / TC	2022		<i>The Environmental Services Manager has obtained a quote for CCTV in the Town and is currently awaiting a cost from CBC for monitoring. Once all costs have been received a report will be presented to the Community Services Committee.</i>
<b>Develop a prioritised plan for improving arts and cultural provision</b>	Community	CSM	2022		<i>Members RESOLVED at the February Community Services Meeting to spend the committed £16k section 106 money on a consultant.</i>
<i>1. Review previous proposal to create a showcase for the existing artistic endeavours produced by residents in the town.</i>	Community	CSM	2023		
<i>2. Look at working with artist/collective to do community engagement around arts in Flitwick - create draft brief for further discussion at Committee, look at S106 funding to cover costs of engagement and potential outputs, use outputs to inform longer term approach to arts, heritage and culture and build out longer term plan deliverables, reframe public arts Working Group as 'Arts, Heritage &amp; Culture WG'.</i>	Community	CSM	2023		<i>The public art brief is an item for consideration at the August Community Services. The Public Art group will be meeting to discuss next steps</i>
<b>Agree approach to sport and leisure responsibilities for FTC and develop appropriate plan</b>	Community	CSM / ESM	2025		<i>Gym equipment installed in Millennium Park and Hinksley Road. Currently provide Football Pitch hire at the Rufus Centre and Hinksley Road. Skate Park community is evolving due to the recent Olympics, investigation into improving the facility. We will look to review expansion of all facilities we provide. An RCF application to install lighting and power at the Skate PArk has been made.</i>
<i>1. Support and promote the development of new sports and leisure facilities to meet the local and surrounding population's needs.</i>	Community	CSM / ESM	2025		
<i>2. Consider possibilities for sport and leisure opportunity and deliver a plan in response to this.</i>	Community	CSM / ESM	2025		
<b>Ensure access to Flitwick's heritage and current contributions via walking trails and online alternatives</b>	Community	CMM / ESM	2022-25		<i>Flit Valley walk leaflet on the website and printed.</i>

1. Ensure Flitwick's heritage is accurately recorded and made more accessible to all. Look at online content on the website that captures the Town's look, memories and history.	Community	CMM	2022-25		History page on the website and continues to be developed.
2. Look at possibility of tree trail and / or environmental trail.	Community	ESM	2023		No resolution for this.
3. Use the Map template on the FTC website to create an online trail around town that would feature many elements of local history.	Community	CMM	2022		Proposal approved at Corporate Dec 2021 - the scope being investigated and Cllr Blazeby bringing a proposal to Corporate in Spring 2022. Link to Phil Thompson's book on website.
4. Use the Map template on the FTC website to create an online tree trail that would feature many and different types of trees across the town. Consideration to be given to audio clips of a 'tree authority' providing a description.	Community	CMM			No resolution for this.
<b>Develop and publish Public Realm standards</b> - a comprehensive standard covering grounds maintenance, cleaning, litter, graffiti & fouling, including "wilding" some areas.	Community	ESM	2023		
<b>Progress improvements under the Manor Park Historic Parkland Project</b>	Community	ESM	2022-25		Planning permission obtained. Tenders have been received for Historic Projects, update to be given at Community Services in October. Draft Parkland Management plan to be considered by Community Services Committee in October 2022.
<b>Produce a Biodiversity Statement</b> - to define how the Council will meet its statutory obligation	Community				Adopted by the Community Services Committee June 2022.
<b>Environmental Audit</b>	Community	ESM	2022		July 2022 - Harmony EQ commissioned to carry out the Environmental Audit. Works will start in September.
Lobby to ensure homelessness in the town is addressed	Community	CSM	2025		Set up Street Links and will remain ongoing as and when it becomes an issue.

Committee Priorities 2022

Tasks	Lead	Target Date	Status (RAG)	Notes
<b>Community Services</b>				
1. Manor Park Plan	ESM	2022		Draft Parkland Management Plan to be considered and adopted at the October Community Services meeting. Tenders for the Heritage Works have been received and an update report is being presented to the October Community Services Meeting.
2. Nature Park	ESM/TC	2024-25		Masterplan adopted by Town Council 27.9.22.
3. 3 Station Square Frontage	ESM/CSM	2022		Working group has been set up to discuss the vision for the space. A report with options had been put together however Members of the working group were still not happy with the options presented. A further meeting is to be arranged with the working group.
4. Green Agenda	ESM	2023		Members resolved to a reduced mowing scheme with CBC and to introduce Wildflower planting in the Community. Negotiations are currently ongoing with CBC to put this in place. Members to consider alternative Weed Spraying options at the October Community Services Meeting.
5. Community Services work including CCTV in line with interchange work.	ESM/CSM	2022		The Environmental Services Manager has obtained a quote for CCTV in the Town and is currently awaiting a cost from CBC for monitoring. Once all costs have been received a report will be presented to the Community Services Committee.
<b>Business Services</b>				
1. Environmental Audit of the Rufus Centre – sustainability	TC	2022		Item for Council to consider at July meeting.
2. Development of a Business Plan	TC/DTC	May-22		On hold as no Business Manager.
3. Install a disabled toilet that is compliant with regulations	DTC/TC	2022		Works complete. Mike Ashton will be invited to test the facility.
4. Investigate options and viability for an online booking system	CMM/DTC	Apr-22		Meeting held between Officers and Cllrs IB/AS 6.1.22. Further investigations being done and meeting will reconvene.
<b>Corporate</b>				
1. Environmental audit – creating a costed plan with prioritisation	TC	2022		Contractor for environment audit decided at July Council meeting with funding from RCF.
2. Flitwick heritage content for website	CMM	Apr-22		Committee approved proposal from Cllr Blazeby to 'create an online window on Flitwick's Heritage'. Initial scoping of this project has been completed by Cllr Blazeby and a proposal was considered and approved on 28.4.22. The RCF funding was approved at Council 21.6.22 and Corporate decided Cllrs Blazeby, Platt and Toinko would form the membership alongside 3 residents. Training to be given regarding administering the site. The website copy about Flitwick heritage will be built on. Work is now starting on the design of the website and an outline timetable for delivery given by website designers FNS.
3. Business continuity plan to be tested through scenarios	DTC	2022		Committee discussed this at January meeting. DTC has made contact with Cllr Badham who is happy to assist with scenarios for testing. Plan to be updated before DTC and Cllr Badham meet. The DTC has not had time to update the plan at the moment due to other tasks being a higher priority.
4. Finalise local organisation leases	DTC	Apr-22		See full update as part of item 12b report under exempt.
5. Make use of dance studio space	TC/DTC	Apr-22		Officers are continuing to liaise with the owner's son. Access to the building was given at a meeting on 5th September and progress is being made. Keep Fit group would like to move to the Dance Studio and have said they would visit the cafe afterwards which is positive. The owner's son has agreed this will be possible to facilitate Mondays and Thursdays. The space is also available Fridays until 4pm. There were no other existing group that the Community Services Team look after who could move into this space.

<b>Personnel</b>				
1. Stable Staffing Structure with remaining agreed vacancies filled.	TC	2022		Due to budget restraints the remaining agreed vacancies are on hold. The business team are particularly stretched as the reliability of casuals is changeable. There is a request to recruit a Part Time CSA on the agenda for 16.8.22 to build resilience.
2. A robust performance management process working across all employees.	TC/DTC	2022		Performance management is used where necessary under the guidance of external HR contractors.
3. Targeted training programs to support personal development.	TC/DTC	2022		Training programs are in place for new staff as part of their induction process. Personal development is thought about by Managers throughout the year with training needs considered at annual appraisals for consideration at Personnel Committee. There is a Training Matrix to refer to.



## Flitwick Town Council

### Officers Update – Community Services 4<sup>th</sup> October 2022

#### 1. **Big Knit & Stitchers**

The Big Knit & Stitchers groups have been working hard to knit large blankets, lap blankets, hats, gloves and scarfs for people who may need them this winter.

The project is in line with the Town Council's Cost of Living Crisis initiative.

We have currently given out six large blankets and three lap blankets to older people.

#### 2. **Play Areas**

Wetpour repairs to Station Road and Althorp Close have now been completed and the play areas are back open.

The multiplay unit at Millennium Park (located between the Play Area and the Basketball courts) and Station Road have also been repaired.

Annual inspections have been carried out.

#### 3. **Feeder Pillars**

The feeder pillars at Flitwick Town Square are now working.

#### 4. **Christmas Light Switch On Event**

The snow globe that was proposed at a previous meeting will not be suitable for the event due to health and safety concerns in regards to weather, instead we have arranged for a 'Naughty Elf' to attend to interact with families.

#### 5. **Manor Park**

The cattle are due to leave Manor Park at the end of October/early November.

The P3 group are making good progress with reinstating the new pathway which runs alongside the roadway. We are hoping for this to be complete and open to the public in the New Year.