

BROMHAM PARISH COUNCIL

Open Space Management Policy



Bromham Parish Council (the "Council") aims to maintain a good standard the land it holds as public open space on behalf of the parish of Bromham. The Council in managing their land will consider the protection of flora and fauna and the impact on wildlife. It will consider these matters in relation to the impacts of climate change and within a wider goal of net gain for biodiversity and the environment across the parish.

The Council will adopt the precautionary principle in setting policies and will seek qualified advice where needed.

Grass

Much of the open space land is laid down to grass. The Council acknowledges the importance of grass as a contributor to the biodiversity of the parish and will treat the management of it with full consideration of that fact.

Grass shall be cut so as to maximise the food return to the grass and the retention of moisture in the soil during periods of drought. Full consideration shall be given to protect flowering species, whether naturally occurring or planted by residents (such as daffodils), to ensure that these flowering plants also flourish and retain nutrients for annual returns. This will help ensure a greater amount of pollen available for pollinators across a longer period of the year.

Areas that have a potential for being managed differently shall be identified and mapped.

Grass Cutting

Excepting where there is a specific and agreed usage of a particular area of grass, such as an agreed football pitch for example, then the grass cutting schedule and length of cut shall, as far as possible, enable the grass to maximise the food available at whatever time of year the cut is due.

Contracts for cutting shall be based on plans mapped out such that any one area is easily identified and cut according to the needs of that area.

Contractors shall be obliged to ensure as far as practicable that in cutting grass no damage is made to other natural assets or neighbour's properties and that the Council generally allows the grass to be longer around the bases of trees and other vulnerable assets. This is especially important with the use of strimmers, or similar cutting equipment, which can damage trees.

Requests for Grass Cutting by Residents

Such requests may be made to the Council and considered by the Amenities & Sustainability Committee, or Environment Portfolio Holder if appointed. The Committee or Environment Portfolio Holder as appropriate shall consider the request in the light of the wider policy and ensure that any such request is not in conflict with the Council's duty and responsibility to the wider environment.

Residents are encouraged to submit any such requests with a statement about their reasons for submitting and their assessment on the nearby environment.

Areas identified for different types of Management

There are areas owned or managed by the Council that lend themselves to different forms of treatment other than simple mowing. In an effort to encourage the improvement of habitat and biodiversity, the Council will identify these areas and map them. The emergent plan agreed by the Amenities & Sustainability Committee or Environment Portfolio Holder as appropriate will be monitored for its effectiveness in achieving the plan's objectives. The Council will ordinarily conduct public consultations on the areas identified before laying plans.

Adoption of areas by Residents

The Council welcomes approaches by residents to adopt, or volunteering to assist, in the management of specific areas close to their homes. These areas will be managed as agreed by the Council, through the Amenities & Sustainability Committee or Environment Portfolio Holder as appropriate.

Application of Herbicides

The Council, cognisant of the potential harm caused by many regularly applied herbicides (there is a growing body of evidence that some herbicides cause harm to many different species including our own), shall not ordinarily allow their use on land owned or managed by them. Contractors or others who wish to apply any form of spray may only do so once they have satisfied the Council of a specific need. Such applications shall be accompanied by stated reasons and any technical data.

Trees, Shrub Beds and Hedges other than Ancient Woodland

Some of the land contains many trees and shrubs and so needs a different maintenance regime. The objectives of such maintenance will be to meet other policy objectives relating to biodiversity and the needs of the local communities. Most of the maintenance work in these areas will take place during the Autumn and Winter months to minimise the adverse impact on wildlife.

The Council owns many hedges that border public open spaces and residents' properties. It is relevant that:

- The purpose of these hedges has amenity value especially importance to biodiversity.
- Hedges are not in place to give home-owners privacy and security.
- Hedges will be regularly maintained by the Council.
- Homeowners are permitted to cut back any growth overhanging their property.
- Hedges bordering property will be maintained at approx. 1.8m to 2.4m (6-8ft) high and approximately 900mm (3ft) depth.
- Hedges in natural surroundings will be maintained less regularly and cut to a height and depth sympathetic to its position.
- Sometimes it may be necessary to remove a hedge. This will only be considered when there are demonstrable problems for which removal is the only remedy. Applicants need to be clear that the hedges provide habitat, and it will only be after rigorous investigation that the Council will agree to removal.

Programme of Scheduled Maintenance

The Council will publish its programme of scheduled maintenance, other than grass-mowing, following a regular inspection of parish-owned land by the Clerk. The programme, which will follow all relevant policies, will be available on the Council website, parish notice boards and will also be set out in the Bromham Broadsheet.

Notice of Works

Where an area of parish land with trees or shrubs requiring maintenance work is immediately adjacent to a resident's property, the Council aims to give two weeks' written notice of the date that work is due to commence to the households affected. When/If a hedge or shrubs require removal the Council aims to give 4 weeks' notice.

There will be occasions due to unforeseen circumstances, such as storm damage or vandalism, where necessary works cannot be scheduled in the normal way. Depending on the nature of the problem, the Council will seek to undertake repairs as soon as it is practicable to do so. Where such work is immediately adjacent to a resident's property, the Council will try to provide as much notice to affected households as accords with the need to have the work done quickly.

Tree & Woodland Work

Work on trees and in woodlands is carried out by both professional and voluntary workers with appropriate skills. In all cases they will be working to agreed plans and in consideration of health and safety and other pertinent restrictions.

Work may require that occasionally temporary closures are made to woodland walks where the Council normally grants permission to walk. This will only apply to permissive paths; public rights of way as set down in the definitive map are excluded. In all cases measures will be taken to protect the public.

The use of machinery will be limited to essential use and operated only by trained operatives.

Tree Health Audits will be undertaken on a regular basis and will inform the programme of work. The last Audit was completed on 9 September 2021.

Bulb Planting

Bulb Planting is carried out annually by residents. Areas for planting are agreed at the Amenities & Sustainability Committee or Environment Portfolio Holder as appropriate.

Other

Salem Thrift, Parklands pond, Parklands community orchard and Bromham Mill are managed in consultation with relevant experts and in full recognition of the important role these places play in the landscape of this community.

Salem Thrift is listed by the Environment Agency as ancient woodland and managed accordingly.

Parkland's pond is an important area of mixed habitat including water and bog.

Parklands community orchard is listed by the Environment Agency as a traditional orchard and managed accordingly.

Bromham Mill is a country park facility with mixed habitat.

Adopted by:	PC Meeting
Date:	5 May 2026
Review Period:	Annually
File Link:	Administration\Policies and Procedures

Land Management Register						
Location	Description	Title		Type of Maintenance	Owner	Responsibility
Allotments, Lower Farm Road	Allotment Land	BD287086 BD287361	Allotment land	Maintained by Allotments Association	Bromham Parish Council	Bromham Allotments Association
Brett Drive, outside 28-34		BD153518	Grass	Grass cut by PC Contractor	30 Brett Drive	30 Brett Drive
Brett Drive, outside 28-34		BD153518	Shrubs	Maintenance	30 Brett Drive	30 Brett Drive
Bromham Mill Grounds	Meadow & Woodland			Conservation Group carry out tasks in Mill Grounds	Bedford Borough Council	Bedford Borough Council
Bromham Nature Reserve	Lake & Nature Reserve			Conservation Group carry out tasks in Nature Reserve	Bedford Borough Council	Bedford Borough Council
Dynevour Close	Wooded area adjacent to Brookside Park	BD285707	Trees/Shrubs	Maintained by BPC	Bromham Parish Council (s106 from Taylor Wimpey)	Bromham Parish Council
Dynevour Close	Green and balancing pond adjacent to brook	BD285707	Grass	Grass cut by PC Contractor	Bromham Parish Council (s106 from Taylor Wimpey)	Bromham Parish Council
Land adjacent to Bypass			Grass/Trees/Hedge	Maintained by BPC, Hedges considered annually.	Bromham Parish Council	Bromham Parish Council
Land between Jackman Close/Quenby			Grass/Trees	Maintained by BPC	Bromham Parish Council	Bromham Parish Council
Mayhew Close	Side of Number 29		Shrubs	PC Handyman carried out cutting back	Bedford Borough Council	Bedford Borough Council
Meadowfield Park	Open space, Cemetery Land		grass, shrubs & Trees	Grass cut by PC Contractor, Trees & Shrubs PC consider annually.	Bromham Parish Council (S106 from Martin Grants)	Bromham Parish Council
Meadowfield Park/Northampton Road	Either side of entrance Northampton Rd side		Trees/Shrubs	maintenance	Bromham Parish Council (S106 from Martin Grants)	Bromham Parish Council

Molivers Lane Play Area	Between Molivers Lane and Wingfield Road		Grass	Grass cut by PC Contractor	Bromham Parish Council	Bromham Parish Council
Molivers Lane Play Area	Between Molivers Lane and Wingfield Road		Gardening etc	maintenance by handyman	Bromham Parish Council	Bromham Parish Council
Neville Crescent	Outside nos:	BD213272	Trees & Shrubs	maintenance	Bromham Parish Council	Bromham Parish Council
Orchard Close	Entrance		Grass/Shrubs	Grass cut by PC Contractor	BBC	BBC
Parklands	Open Space		grass, shrubs & Trees	Grass cut by PC Contractor, Trees & Shrubs PC/ Orchard by Conservation Group	Bromham Parish Council	Bromham Parish Council
Partridge Lane	Green and balancing pond			No responsibility PC	The Greenbelt Group	The Greenbelt Group
Quenby Way, Entrance to	from Stagsden Road		Grass	Grass cut by PC Contractor	Bedfordia	Bromham Parish Council
Quenby Way	Public Open Space		Trees/Shrubs	Maintained by BPC, considered annually	Bromham Parish Council	Bromham Parish Council
Quenby Way, General	Green areas outside residents boundary		Grass		Residents	Residents
Road to St Owens	Bromham Park		Maintenance	Road maintenance by BPC	Skinner Trust	Bromham Parish Council
Salem Thrift	Ancient Woodland		Trees/Pathways	Conservation Group carry out maintenance work under instruction from Ed Burnett. PC Contractor maintain trees	Bromham Parish Council	Bromham Parish Council
Stagsden Road	Grass side of Tebbuts		Grass/Hedge	Strimmed by handyman/Hedge requires maintenance by PC	Bromham Parish Council	Bromham Parish Council
Swan Green	Opposite The Swan Pub		Grass	Grass cut by PC Contractor	Bromham Parish Council	Bromham Parish Council
The Green	Village Road either side of Molivers Lane		Grass/Trees	Grass cut by PC Contractor/Trees PC Contractor	Bromham Parish Council	Bromham Parish Council

The Paddock	Between Lower Farm Road and Oakley Road	BD200243	Grass/Memorial Trees/ Pathway	Grass cut by PC Contractor/Memorial Trees PC Contractor/Pathway PC	Bromham Parish Council	Bromham Parish Council
Thistley Lane	Land between Mayhew & Quenby	BD202393	Grass/Trees	maintenance	Bromham Parish Council	Bromham Parish Council
Thistley Lane	BW15/BW2		Bridleway	maintenance	Bromham Parish Council	Bromham Parish Council
Thistley Lane split by Quenby Way	BW14		Bridleway	maintenance	Bromham Parish Council	Bromham Parish Council
Top of Thistley Lane	Land between Thistley Lane Bridleways adjacent to by-pass		Grass	maintenance	Bromham Parish Council	Bromham Parish Council
Trevor Drive, Triangle of land	Opposite entrance to Brook Way		Grass	Grass cut by PC Contractor	Bromham Parish Council	Bromham Parish Council
Vicarage Corner	Corner of Oakley Road		Grass	Grass cut by PC Contractor	Bromham Parish Council	Bromham Parish Council
Village Hall & Playing Fields	Rear of Village Hall		Litter & maint	by handyman	Bromham Village Hall	Bromham Village Hall
Village Hall triangle exchange land	Village Hall	BD261825	Tarmac	Entrance to rear of VH	Bromham Parish Council	Bromham Village Hall
Village Road Entrance to St Owens	Bromham Park		Maintenance	PC to maintain planting/ PC maintain road to St Owens	Bromham Park Estate	Bromham PC
Wingfield/Woodland	Verges etc		Grass/Trees	Grass cut by contractor maintenance by PC	Bromham Parish Council	Bromham Parish Council