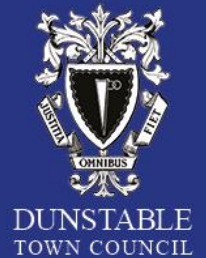


Dunstable Town Council
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LU6 1NF

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Website: www.dunstable.gov.uk



Paul Hodson, Town Clerk and Chief Executive

Date: **Monday, 01 June 2026**

Dear Councillor,

A meeting of the **Grounds and Environmental Services Committee** will be held on **Monday 8 June 2026**, at Grove House in the Council Chamber at **7 pm**. To view the meeting live or afterwards use this link: [livestream](#). Members of the public and press are also welcome to attend in person. Members of the public may ask a question during the public session, either in person or online via MS Teams. If you intend to raise a question, it is helpful to let us know beforehand to give councillors a chance to prepare an informed answer. Please contact the Council via democratic@dunstable.gov.uk or 01582 513000 by 4 pm on Friday **5 June 2026**.

This meeting will be filmed by the Council and broadcast live and will be capable of repeated viewing. If you are seated in the Council Chamber it is likely that the cameras will capture your image. By your presence you are deemed to consent to be filmed, and to the use of those images and sound recordings for webcasting or training purposes.

If you address the committee in person or via Teams, your contribution will be recorded and broadcast, unless this is during a private session, as permitted by the Access to Information provisions.

Please see the below QR code to access the full agenda:



Yours faithfully



Paul Hodson
Town Clerk and Chief Executive

Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.

To: All Members of the **Grounds and Environmental Services Committee:**
Cllrs Richard Attwell (Town Mayor), Robert Blennerhassett (Deputy Town Mayor), Michelle Hendersonk (Chair), Nicholas Kotarski (Vice-Chair), Trevor Adams, Wendy Bater, Matthew Brennan, John Gurney, Peter Hollick, Sally Kimondo, Shaun Moulster, Johnson Tamara and other Members of the Council for information.

AGENDA

171/26 Apologies for Absence

172/26 Declarations of Interest

173/26 Public Question Time

174/26 To agree the minutes of the meeting of 9 March 2026 as a true record

175/26 To receive the minutes of the Meetings of Plans Sub-Committee meetings held on 16 March, 13 April and 11 May 2026.

176/26 Action Tracker

To receive updates on previous actions

177/26 Brewers Hill and Downs Road Recreation Grounds Management Plans

178/26 Ear Marked Reserves

179/26 Parks and Recreation Grounds, Cemetery, Allotments, Town Centre Gardens and Rangers Services

180/26 Reports from Outside Organisations:

CBC Development Committee – Cllr Nicholas Kotarski
Friends of Priory House & Gardens - Cllr Nicholas Kotarski

181/26 Motion to exclude public and press

RECOMMENDED In terms of Schedule 12A, Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters and it is, therefore, RECOMMENDED that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 the public and press be excluded.

182/26 Vehicle Replacement Programme and Spending Approval

Report to follow

183/26 Removal of Unauthorised Memorial at Dunstable Cemetery

Report to follow

184/26 New Cemetery Development Progress Update

185/26 Date of the Next Meeting

Monday 14 September 2026 at 7 pm

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE GROUNDS AND ENVIRONMENTAL SERVICES COMMITTEE

HELD ON MONDAY 9 MARCH 2026 FROM 7 PM

Present: Councillors Sally Kimondo (Town Mayor), Richard Attwell (Deputy Town Mayor), Peter Hollick (Chair), Michelle Henderson (Vice-Chair), Wendy Bater, Robert Blennerhassett and Matthew Brennan

In Attendance: Paul Hodson (Town Clerk and Chief Executive), Daniel Mott (Grounds Operations Manager), James Stenson (Cemetery Manager) and Jackie Carrington (Democratic Services Manager)

Public: One

092/26 - Apologies for Absence

Councillors Johnson Tamara and Nicholas Kotarski

093/26 – Specific Declarations of Interest

Cllr Henderson – Non-pecuniary (Allotment tenant)

094/26 - Public Question Time

A member of the public raised concerns about the cemetery. The Chair undertook that a written response to the raised issues would be provided.

***ACTION:** Town Clerk & Chief Executive*

095/26 – Minutes of the Previous Meeting

RESOLVED: that the minutes from the meeting of the Grounds & Environmental Services Committee held on Monday 19 January 2026 be approved as a correct record and signed by the Chair.

096/26 - To receive the minutes of the Meetings of Plans Sub-Committee meetings held on 2 February 2026 and 23 February 2026.

RESOLVED: that the minutes from the Plans Sub-Committee meetings held on 2 February and 23 February 2026 be received

097/26 - Action Tracker – to receive updates on previous actions

Members noted the Action Tracker provided

In regard to the action to investigate salting and gritting of Town Centre pathways and public areas, it was:

RESOLVED: that following the withdrawal of Central Bedfordshire funding officers would calculate the potential cost of the salt, additional staffing requirements and adaptations of existing equipment to enable officers to undertake the gritting themselves. It was agreed that the action be closed and the findings to be discussed at a future meeting.

ACTION: *Grounds Operations Manager*

The issue of CCTV across the Council's estate was raised,

RESOLVED: Members suggested that Councillors request this item be discussed at the Joint Committee with CBC and the police to better define the problem and potential solutions.

098/26 - Grounds – Information Report

The Grounds Operations Manager, Cemetery Manager and Parks and Green Space Development Officer summarised the report.

Repairs and maintenance works were ongoing. Two self-closing gates had been installed in Grove Gardens, and the Play Area Inspection Report has been received. The Ranger service had completed numerous job requests, and efforts were being made to address issues in the town centre. The Cemetery Manager updated members on the allotments and the number of burials taken place.

Members thanked officers for their work in the planting of the trees for the 40th Anniversary which was in its final phase and the planting included eight apple trees. Dunstable in Bloom's theme for the year was to be 'Community Spirit' and plans were underway for the Anglia in Bloom and Britain in Bloom campaigns.

099/26 - Allotment Improvement Plan

The allotment improvement plan was reviewed. Members noted the pressing need for security improvements at the Meadway allotments site. Members also noted that there had been no recent requests for composting toilets to be installed, and that this action would be postponed, not removed, if the Meadway measures were prioritised.

It was proposed, seconded and

RESOLVED: that the £10,000 reserved for toilets be redirected towards installing security fencing at Meadway allotments

100/26 - Reports from Outside Organisations:

The Chair reported that Councillor Kotarski had indicated that there was nothing to report from the CBC Development Committee.

101/26 - Motion to exclude public and press

It was proposed, seconded and

RESOLVED:In terms of Schedule 12A, Local Government Act 1972, the following item will be likely to disclose exempt information relating to establishment and contractual matters and therefore, pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 the public and press be excluded.

102/26 - To appoint a contractor to develop the new cemetery

Members discussed the recommendation report. Members reviewed the scores achieved by each bidder, and

RESOLVED: to recommend to the Finance and General Purposes Committee to appoint Bidder A to carry out the development work for the new cemetery

103/26 - Date of the next meeting – Monday 8 June 2026 at 7 pm

The meeting closed at 8:30 PM

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 16 MARCH AT 6.15 pm

Present: Councillors Richard Attwell (Deputy Mayor), Wendy Bater (Chair), Nicholas Kotarski and Peter Hollick

Present: None
(Remotely)

Apologies: Councillor Sally Kimondo (Town Mayor),

In Attendance: Jackie Carrington (Democratic Services Manager)

Public: None

1. SPECIFIC DECLARATIONS OF INTEREST

No specific declarations of interest were declared

2. PUBLIC QUESTION TIME

No questions were put forward ahead of the meeting.

3. MINUTES OF THE PLANS SUB COMMITTEE HELD ON 23 FEBRUARY 2026

RESOLVED: The Minutes of the meeting of the Plans Sub-Committee held on 23 February 2026 were approved as a correct record and were signed by the Vice Chair.

4. PLANNING APPLICATIONS RECEIVED

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable since the last meeting of this Sub-Committee.

RESOLVED: that the following comments be forwarded to Central Bedfordshire Council in respect of the applications indicated

- | | | |
|----------|--------------------------|---|
| 1 | CB/26/00204/FULL: | 52 Jeans Way |
| | Proposal: | Erection of detached outbuilding to form Annexe accommodation. Demolition of existing garden buildings and sheds. |

	Comments:	Objection - Building should not be used for permanent residential use
2	CB/26/00151/FULL Proposal:	2 Friars Walk Garage Conversion, and erection of a first-floor side extension, removal of chimneys
	Comments:	No objection
3	CB/26/00081/FULL: Proposal:	2 Ridgeway Avenue Loft conversion with rear dormer window and front roof lights. Garage conversion with new raised gable end roof to create first floor with rear dormer and a front roof light. Change garage door to a window
	Comments:	No objection
4	CB/26/00538/PAEC: Proposal:	Wentworth House, 83 High Street North Change of use from commercial/business/service (Class E) to dwellinghouses (Class C3): Conversion of ground, first and second floors to create 7 self-contained residential units
	Comments:	No objection
5	CB/25/04054/FULL: Proposal:	4 Victoria Street Conversion and extension of barn to form a dwelling
	Comments:	No objection
6	CB/26/00308/FULL: Proposal:	9 Aldbanks Conversion of existing garage to an annex, and alterations to fenestration, ancillary use
	Comments:	Objection - Building should not be used for permanent residential use
7	CB/26/00552/FULL: Proposal:	184 West Street Single storey rear extension, first floor side extension with replacement steps, new door surround and canopy. Alterations to the rear roof raising the eave height and retaining the existing ridge. Installation of rooflights to side and rear
	Comments:	No Objection

5. PLANNING DECISIONS

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

6. LICENSING APPLICATIONS

None received

7. DATE OF NEXT MEETING

Monday 13 April 2026 at 6.15pm

The meeting closed at 6.40 pm

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 13 APRIL AT 6.15 pm

Present: Councillor Sally Kimondo (Town Mayor), Councillors Richard Attwell (Deputy Mayor), Wendy Bater (Chair), Nicholas Kotarski and Tamara Johnson

Present: None
(Remotely)

Apologies: Councillor Peter Hollick

In Attendance: Jackie Carrington (Democratic Services Manager)

Public: None

1. SPECIFIC DECLARATIONS OF INTEREST

No specific declarations of interest were declared

2. PUBLIC QUESTION TIME

No questions were put forward ahead of the meeting.

3. MINUTES OF THE PLANS SUB COMMITTEE HELD ON 16 MARCH 2026

RESOLVED: The Minutes of the meeting of the Plans Sub-Committee held on 16 March 2026 were approved as a correct record and were signed by the Vice Chair.

4. PLANNING APPLICATIONS RECEIVED

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable since the last meeting of this Sub-Committee.

RESOLVED: that the following comments be forwarded to Central Bedfordshire Council in respect of the applications indicated

- | | |
|----------------------------|--|
| 1 CB/26/00692/PADC: | Land at former Jewson Site, Beale Street |
| Proposal: | Prior Approval for new dwelling houses on detached buildings in commercial or mixed use: creation of two addition floors for six dwellings |
| Comments: | Objection – Due to Traffic Congestion, Detrimental to other residents, Overdevelopment and Lack of Parking |
-

2	CB/26/00543/FULL Proposal: Comments:	18 Lockington Crescent Demolition of single storey rear extension. Erection of part single- and two-story rear and first floor front extensions No objection
3	CB/26/00484/FULL: Proposal: Comments:	5 Stuart Street Loft conversion with rear dormer window and front roof lights. Garage conversion with new raised gable end roof to create first floor with rear dormer and a front roof light. Change garage door to a window No objection
4	CB/26/00794/FULL: Proposal: Comments:	9 Suncote Avenue Erection of first floor side extension and alteration to rear door No objection
5	CB/25/02821/FULL: Proposal: Comments:	19-20 Queensway Installation of a ventilation extraction unit with an external chimney flue No objection
6	CB/26/00666/FULL: Proposal: Comments:	18 Luton Road Change of use Class C3 dwelling house to Class C2 children's care home Objection – Lack of parking for professional service – Bathroom shared with adults no separate bathroom for children, staff room too small, no room provided for staff to sleep
7	CB/26/00661/FULL: Proposal: Comments:	72-76 Union Street Prior Approval for Change of use from Commercial Business and Service (Class E) to dwellinghouses (Class C3): Conversion of existing offices into three dwellinghouses No Objection
8	CB/26/00569/ADV: Proposal: Comments:	16A Albion Street Advertisement: One non illuminated front fascia sign No Objection
9	CB/26/00520/FULL: Proposal: Comments:	30-34 Broadwalk Installation of rear plant equipment with rear extraction vents and a front external seating area No objection
10	CB/26/00521/ADV: Proposal:	30-34 Broadwalk Advertisement: Three illuminated fascia signs and one illuminated projecting sign

	Comments:	No objection
11	CB/26/00746/ADV: Proposal:	77-87 London Road Advertisement: Installation of one internally illuminated totem sign
	Comments:	No objection
12	CB/26/00771/FULL: Proposal:	68 Union Street Change of use of former hot-food takeaway with first floor living accommodation (sui generis use) to two 1-bedroomed, self-contained flats, internal and external alterations, demolition of existing garage/store, provision of parking spaces and all ancillary works
	Comments:	No Objection
13	CB/26/00651/FULL: Proposal:	42 Periwinkle Lane Demolition of existing conservatory. Erection of single storey rear extension with roof light
	Comments:	No Objection
14	CB/26/00660/FULL: Proposal:	3 Turnpike Close Single storey rear extension and associated landscaping works
	Comments:	No Objection
15	CB/26/00798/FULL Proposal:	Land to rear of 44 to 50 Capron Road and 44 Capron Road Demolition of the detached workshop and garages, erection of a detached custom, self-build dwelling with associated garden and parking and the creation of a rear garden for 44 Capron Road
	Comments:	No objection
16	CB/26/00808/FULL: Proposal:	130 Victoria Street Demolition of existing conservatory, erection of a single storey rear and side extension, with rooflight, and rear bifold/sliding door
	Comments:	No objection
17	CB/26/00594/FULL: Proposal:	The Wheatsheaf Installation and retention of external works ancillary to the public house which comprises of: External decking to front and rear elevations including accessibility ramps to front and rear entrances. Installation of two covered seating pods to front elevation. Installation of a seasonal marquee in the rear garden and a television screen installed inside. Erection of rear boundary fencing and trellis screening, with a combined height of 3.6m and erection of side boundary fencing and trellis screening, with a combined height of 3m. Associated ancillary fixtures

Comments: Objection – Application should be retrospective not Full, Noise Pollution given residents proximity to Television, Changes to Street Scene

18 CB/26/00359/FULL: 168 High Street North
Proposal: Installation of a rear extractor flue vent (Retrospective) and retention of the existing extractor flue
Comments: No objection

19 CB/26/00856/FULL: 4 Monks Close
Proposal: Erection of a single storey rear extension with roof light
Comments: No Objection

20 CB/26/00818/FULL: 12 Weatherby
Proposal: Single storey side and rear extension with roof lights and front porch
Comments: No Objection

21 CB/26/00627/FULL: 5 Langdale Close
Proposal: Removal of garage and erection of two storey side extension. Single storey side extension, roof alterations with porch canopy and installation of roof lights
Comments: No Objection

5. PLANNING DECISIONS

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

6. LICENSING APPLICATIONS

KFC, White Lion Retail Park, Boscombe Road

Comments: No objection

7. DATE OF NEXT MEETING

Monday 13 April 2026 at 6.15pm

The meeting closed at 6.50 pm

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON MONDAY 11 MAY AT 6.15 pm

Present: Councillor Sally Kimondo (Town Mayor), Wendy Bater (Chair), Johnson Tamara (Vice Chair), Peter Hollick, Nicholas Kotarski

Present: None
(Remotely)

Apologies: Councillor Richard Attwell (Deputy Mayor)

In Attendance: Kelley Hallam (HR and Payroll Manager) and Georgia Pearson (Democratic Services Manager)

Public: One

1. SPECIFIC DECLARATIONS OF INTEREST

No specific declarations of interest were declared

2. PUBLIC QUESTION TIME

No questions were put forward ahead of the meeting.

3. MINUTES OF THE PLANS SUB COMMITTEE HELD ON 13 APRIL 2026

RESOLVED: The Minutes of the meeting of the Plans Sub-Committee held on 13 April 2026 were approved as a correct record and were signed by the Chair.

4. PLANNING APPLICATIONS RECEIVED

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable since the last meeting of this Sub-Committee.

RESOLVED: that the following comments be forwarded to Central Bedfordshire Council in respect of the applications indicated

1	CB/26/00568/FULL:	16A Albion Street
	Proposal:	New front shop window and door, roller shutter and render
	Comments:	No Objection

2	CB/26/00596/FULL:	39 Langdale Road
	Proposal:	Erection of a two-bed attached dwelling

Comments: Objection - due to the change in street scene from semi-detached to terraced housing. Overdevelopment from two to three beds, the plans do not reflect the application submitted for 2 beds.

3 CB/26/00777/FULL: 7 Queensway Parade
Proposal: Change of use from retail shop (Class E(a)) to hot food takeaway (Sui Generis) and installation of a rear jet cowl (Retrospective)
Comments: No Objection

4 CB/25/04057/FULL: 24 Woodford Road
Proposal: Erection of rear conservatory
Comments: No Objection

5 CB/26/00884/FULL: 31 Pipers Croft
Proposal: Loft conversion with provision of a rear dormer with a Juliete balcony and front skylights
Comments: No Objection

6 CB/26/01100/FULL: 18 Healey Road
Proposal: Single storey rear extension with rooflights
Comments: No Objection

7 CB/26/00839/FULL: 26 Northfields
Proposal: Erection of a two-storey side and a part single part two storey rear extension
Comments: No Objection

8 CB/26/00953/FULL: 56 Bibshall Crescent
Proposal: Loft conversion with front dormer window and pitched roof
Comments: No Objection

9 CB/26/00771/FULL: 8 Graham Road
Proposal: Single storey front extension. Part single with a roof light and part two storey rear extension. Removal of existing chimney and new side window
Comments: No Objection

10 CB/26/00896/FULL: 5 Bernard Close
Proposal: Front porch extension, single storey rear extension, first floor rear extension above existing and demolition of existing garage
Comments: No Objection

11 CB/26/00841/FULL: First and Second Floor of 11 High Street North
Proposal: Conversion of upper floor levels (first and second) to 4 residential studio flats with access via existing separate High Street entrance
Comments: No Objection

12	CB/26/00650/FULL:	26 George Street
	Proposal:	Demolition of rear extension, and erection of a single storey rear extension
	Comments:	No Objection
13	CB/26/00588/FULL:	112 London Road
	Proposal:	Erection of an outbuilding, garden room/storage structure
	Comments:	No Objection
14	CB/26/00963/FULL:	5 Bernard Close
	Proposal:	An erection of a new 2 bedroomed detached house.
	Comments:	Objection due to overdevelopment of the site.

5. PLANNING DECISIONS

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

6. LICENSING APPLICATIONS

None

7. DATE OF NEXT MEETING

Monday 8 June 2026 at 6.15pm

The meeting closed at 6.46 pm

GES	224/23	11/6/2023	Allotment Land at each recreation ground	To consider opportunities to develop allotment land at each recreation ground as part of the management plan development scheme.	Head of GES	The process commenced in April 2024 as part of the agreed programme. Consultation outcomes have been presented to Member working groups for further discussion.	Ongoing
GES	018/25	1/13/2025	CCTV	Members requested that a review be carried out of the use of CCTV across the Council's estate. It was agreed that officers would produce a report for consideration by members at a later meeting.	The Head of Grounds and Environmental Services	This matter will be raised at Joint Committee as an opportunity for Members to raise any specific concerns with partner organisations. Officers will provide a report once investigative work has been completed. An update was given and Cllr Brennan will ask for this item to be added to the Dunstable Joint Committee Priority Setting Agenda	Ongoing
GES		11/10/2025	Grounds - Information Report	Members requested a future report on managing the allotment waiting list to include inspection arrangements, plot splitting and checking the waiting list on a regular basis.	Cemetery Manager	A report will be presented to a future Committee meeting once a new Head of Service is in post.	Ongoing
GES	099/26	3/2/2026	Grounds - Information Report	that the £10,000 reserved for toilets be redirected towards installing security fencing at Meadway allotments	The Head of Grounds and Environmental Services	Composting toilets will be proposed for inclusion in the next Corporate Plan.	Ongoing

DUNSTABLE TOWN COUNCIL

GROUND AND ENVIRONMENTAL SERVICES COMMITTEE

MONDAY 1 JUNE 2026

BREWERS HILL AND DOWNS ROAD RECREATION GROUNDS MANAGEMENT PLANS

<p>Purpose of report: To seek Member approval for the adoption of 4-year management plans for Brewers Hill and Downs Road Recreation Grounds</p>

1. RECOMMENDATIONS

- 1.1. That Members approve the draft management plans for Brewers Hill and Downs Road Recreation Grounds provided at Appendices 1 and 2.

2. BACKGROUND

- 2.1 Members will recall that the Council's Corporate Plan 2024 to 2027 includes a specific action to develop management plans for each of its recreation grounds, which do not already hold Green Flag status, using Green Flag criteria as a broad guiding template.
- 2.2 Members approved a 3-year programme to consult with local residents and develop plans for 10 sites commencing in 2024/25 with Kingsbury, Downs Road and Brewers Hill Recreation Grounds. The Kingsbury management plan was approved in November 2025 and has been used as a template to prepare the plans for Brewers Hill and Downs Road.

3. THE MANAGEMENT PLANS.

- 3.1. Public consultation was completed via online surveys during October 2024 and ward councillors were given an opportunity to comment on the results in April 2025. Dunstable North ward councillors met in October 2025 to discuss the findings of the Brewers Hill survey and assist with drafting an Action Plan for inclusion within the management plan. Dunstable South ward councillors met in January 2026 to undertake a similar exercise for Downs Road. Officers have subsequently drafted the management plans for Brewers Hill Recreation Ground and Downs Road Recreation Ground provided at Appendices 1 and 2 respectively.
- 3.2 The management plans both include the following:
- An introduction - about the plan and about the Council.
 - A site description - site and location plans, access, key features and historical context.
 - Maintenance - how the site is currently managed and maintained.
 - Community use - how the site is currently used.

- Consultation summary.
- An improvement plan – to identify opportunities and aspirations to improve the site set out under 4 key headings : ‘A Welcoming Place’, ‘A Healthy Safe and Secure Place’, ‘An Environmentally Sustainable Place’ and ‘A Place Where the Community can be Involved’.
- Timescales, monitoring and review.
- An allotment land statement – an assessment of whether the site might be suitable for future allotment provision.

3.3 This last point responds to Members’ desire to understand if any of the Council’s existing recreation grounds could support future allotment provision.

3.4 Members are asked to review and consider the Management Plans and associated action plans for adoption as working documents with some flexibility for the Head of Grounds and Environmental Services to make minor changes as required to ensure that any improvements are acceptable to local residents.

3.5 Once the plans have been approved, officers will finalise the layout and design and publish the plans.

4. DELIVERING THE PLANS AND MONITORING PROGRESS

4.1. For each site the improvement plans sections identify actions across the 4 Green Flag related themes and provide some additional narrative on how these might be achieved, the key partners who might be involved and an indication of potential cost, potential funding sources and timescales.

4.2 Key actions will be included in annual service plans providing the opportunity to ensure progress.

4.3 It is worth noting that there are a number of key themes emerging across all 3 sites and consideration should be given to a co-ordinated delivery approach. similar actions together across all sites rather than on an individual piecemeal basis in the future.

5. FINANCIAL IMPACT

5.1. Where possible, the plans provide an early indication of costs and potential funding sources. Members may wish to take account of the actions and aspirations when considering future budget setting and as part of the review of the Corporate Plan.

6. POLICY AND CORPORATE PLAN IMPLICATIONS

6.1. The development of these management plans is in line with Corporate Plan Action 31: *Develop and implement green space management plans for each recreation ground. Each plan will involve public consultation consider the headings used for Green Flag management plans along with developing play areas, accessibility and inclusivity, benches, gym trails etc.*

7. EQUALITIES AND DIVERSITY IMPLICATIONS

7.1. The management plans seek to encourage community participation and involvement.

8. HEALTH AND SAFETY IMPLICATIONS- none

9. HUMAN RESOURCES IMPLICATIONS

9.1. Key actions can be included within annual service plans and identified as performance targets for officers as part of the annual appraisal and service planning process. Members should note that as further plans are adopted it may be necessary to review the staff resources required to deliver the plans or prioritise actions to ensure that the key actions remain viable and are achievable.

10. LEGAL IMPLICATIONS- none

11. ENVIRONMENTAL AND BIODIVERSITY IMPLICATIONS

11.1. The plans include actions that relate to improving sustainability and biodiversity in line with the Council's carbon reduction plans and biodiversity policy.

12. APPENDICES

12.1. Appendix 1 – Brewers Hill Recreation Ground Management Plan 2026 to 2029

12.2 Appendix 2 – Downs Road Recreation Ground Management Plan 2026 to 2029

13. AUTHORS

John Crawley
john.crawley@dunstable.gov.uk

Jane Conway
Jane.conway@dunstable.gov.uk

Brewers Hill Recreation Ground Management Plan

2026 to 2029



1. Introduction

- 1.1 This Management Plan sets out a framework for the ongoing stewardship, enhancement, and community engagement of Brewers Hill Recreation Ground. It aims to ensure that the site is maintained to a high standard, remains accessible and welcoming to all, and continues to evolve in response to the needs of its users and the wider community.
- 1.2 The plan has been developed by the Council's Grounds and Environmental Services team following consultation with local residents, staff and local ward Councillors. It reflects the Council's commitment to sustainable land management, biodiversity, and inclusive public spaces. It aligns with the Council's broader objectives to improve and develop the provision of green and open space in the town and further improve services targeted to all community sectors. In addition, it supports the Council's approach to environmental sustainability, health and wellbeing, and civic pride.
- 1.3 By outlining current conditions and identifying key areas for improvement, this plan provides a clear direction for future investment, community involvement, and operational priorities. It is intended to be a living document, reviewed regularly and updated as necessary to reflect progress and emerging opportunities.

2. About Dunstable Town Council

- 2.1 Dunstable Town Council is one of the largest town councils in England, serving the community of Dunstable in Bedfordshire. Dunstable is split into 5 political wards comprising a total of 18 locally elected Town Councillors. Brewers Hill Recreation Ground is located in Dunstable North ward.
- 2.2 The Town Council has 3 main standing Committees, and the Grounds and Environmental Services Committee is responsible for the governance, development and improvement of Brewers Hill Recreation Ground with support from the Grounds and Environmental Services team and an in-house grounds workforce.
- 2.3 The Council has developed a Corporate Plan (2024 to 2027) and has established a key objective to improve the provision of its green space and develop management plans for each of its recreation grounds, using Green Flag criteria as a broad guiding template.

3. Site Description

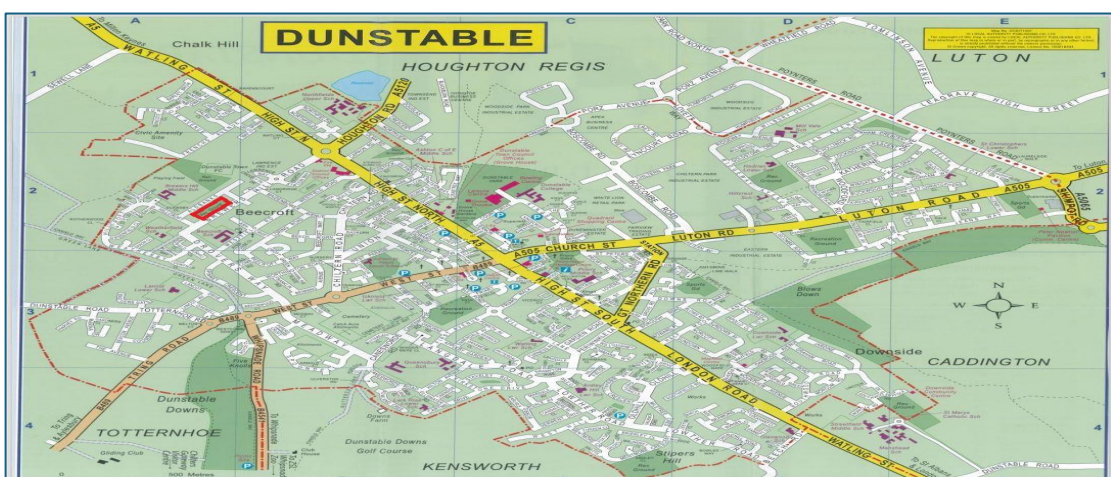
3.1 Location

Grid Reference TL 00629 22292

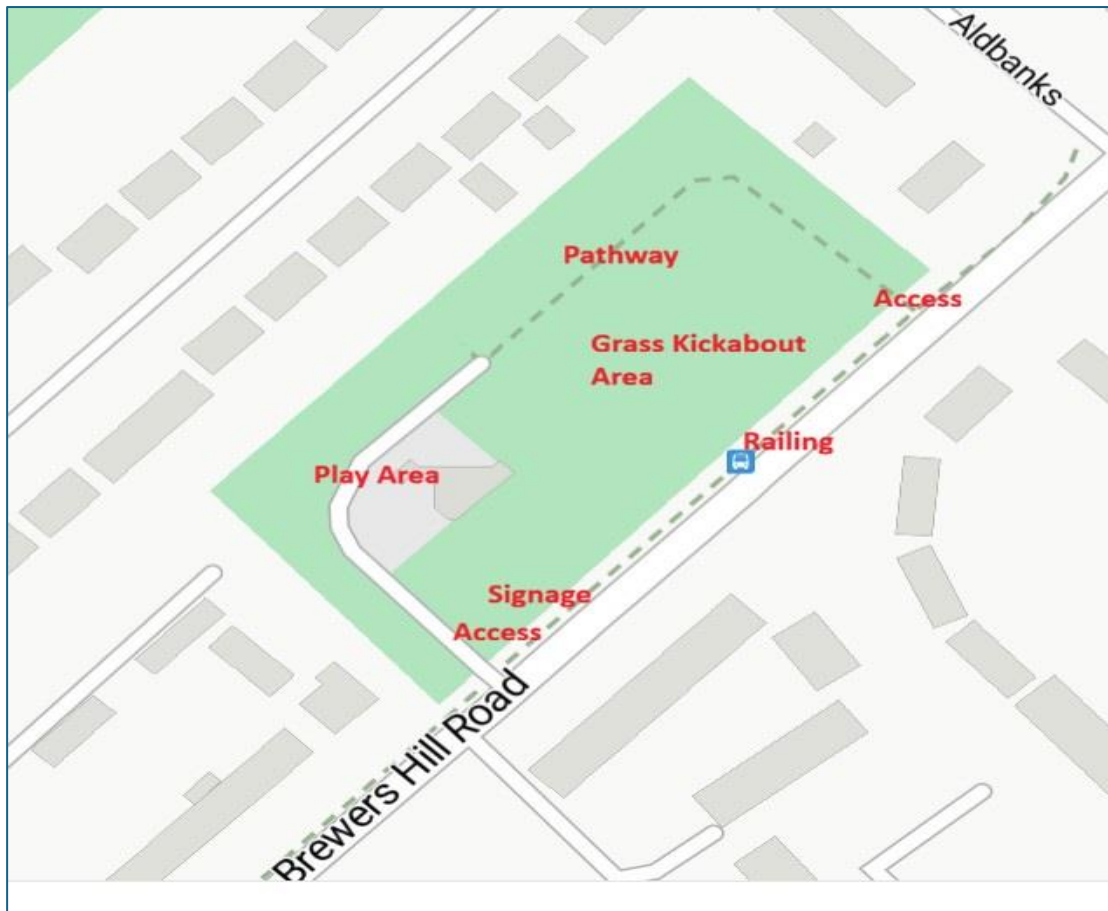
What3Words location trunk. after. upgrading

Brewers Hill Recreation Ground is situated in Dunstable North ward running along the north-west side of Brewers Hill Road. It is surrounded on three sides by residential housing and gardens situated in Aldbanks and along Brewers Hill Road. The site has an open aspect along its Brewers Hill Road boundary with a palisade railing fence in place. The residential property was largely constructed in the 1950's and 60's. The plans below show the location of Brewers Hill in context to the rest of the town and also provide a more detailed layout and key features.

Location Plan



Main Features Plan



3.2 Access

The recreation ground is easily accessible on foot with two pedestrian access gates located at either end of the Brewers Hill Road boundary fence. There is limited parking available on Brewers Hill Road subject to traffic regulations.

3.3 Ownership

The Town Council is the freehold owner of Brewers Hill Recreation Ground.

3.4 Key Features

Brewers Hill Recreation Ground is 0.7 ha (1.73 acres) in area, and its main features include:

- Fenced play area.
- An informal grass kickabout area with two 5-a-side goal posts.
- Entrance signage, benches and litter bins.
- A tarmac circulation path.
- Wooden and metal fencing and railings
- 20 mature and semi-mature trees

3.5 Historical Context

A review of historic OS maps and aerial photographs shows that the recreation ground was created in the late 1950's to early 1960's deriving its name from the Brewers Hill Farm that previously stood on the site. The recreation ground was created to serve the housing being built at the time.

The footprint of the farmhouse, outbuildings and yard are similar to the current recreation ground area and boundaries. The farm first appears on local maps in 1825/26. Its buildings were badly damaged by a fire in 1945.

The name Brewers's Hill may have been a corruption of "Bowers Hill" and the track, which is now Brewers Hill Road, once led on to Green Lane and the ancient British settlement of Maiden Bower.



Brewers Hill with Brewers Hill Farm on the right-hand side

4. **Maintenance**

- 4.1 The Council's in-house grounds teams are responsible for delivering the day-to-day maintenance of the recreation ground including grass cutting, small biodiverse grass areas, play area inspection and maintenance, minor tree works, litter collection and bin emptying, sweeping and cleaning and general maintenance as well as minor improvement works.
- 4.2 Tree inspections are undertaken by a specialist tree company and tree works are carried out by arboriculture contractors.
- 4.3 The Council also has a Town Ranger service providing a reactive service to local residents to deal with graffiti, fly tipping, cleaning and general vegetation management around the town and within the wider public realm.

5. Current Community Uses

5.1 Information on the users and visitors to Brewers Hill and their behavioural patterns is currently based on informal observations and the feedback obtained from the online survey. The top 3 uses from the survey were visiting the children's play area, informal football on the grass kickabout area and for walking, exercise and fresh air.

5.2 Other known uses include:

- Dog walking
- General use of the grass areas for informal play, family activities and kickabouts
- Organised Love Parks Week and summer holiday activities as part of a wider series of activities for families and young people run by the Council across many of its green spaces.

6. Consultation

6.1 The Council has consulted with local residents via an online survey, during October 2024, to seek their views on Brewers Hill Recreation Ground. Consultation has also been undertaken with the grounds staff directly responsible for maintaining the site and with local ward Councillors representing their ward constituents. A summary of the findings is provided below.

6.2 Public Consultation respondents:

- 18 responses were received.
- The average rating for the site was 2.89 out of 5
- The demographic of respondents where provided was 10 female and 2 male. Respondents ages ranged from 25 to 64 years. Ethnicity where provided was noted as White British, White and British.

6.3 The top 3 most liked features were:

- Local and easily accessible
- Children's playground
- Kick-about area

6.4 The top 3 uses were:

- Children's play area
- Kick-about area

- Walking, exercise and fresh air

6.5 Suggested improvements to Brewers Hill Recreation Ground

The suggested improvements in the table below were provided entirely by local residents when given an opportunity to make suggestions, and the number of respondents who made the same or very similar suggestions is also shown.

Suggestion / Issue	No of respondents
Update play area to suit older and younger children. More play features and better new equipment.	11
Additional benches and picnic area	3
Complete redevelopment and investment in the site	1
Pickle ball court	1
Graffiti wall	1
Small hub / mobile hut for a drink or light snack	1
Lighting	1
Self-closing gates to improve child and dog safety	1
Football pitch or basketball hoop	1
Walking track on perimeter	1
Exercise Equipment	1
More control over dog fouling	1

Consultation with Grounds Staff

- 6.6 20 members of the grounds staff were consulted and were asked to identify both issues and problems as well as suggest opportunities for improvement.

Issues and problems

- No parking
- Outdated play equipment

Opportunities for improvements

- Refurbish the play area.
- Improve the informal goal posts and mark out a kick-about area.

Ward Councillor Consultation

- 6.7 Ward Councillors were given the opportunity to comment on the outcome of the public consultation in April 2025 and again in October 2025. Members recognised and supported a number of the comments and suggestions made by the public and commented that they agreed with the need for improved play facilities. Other Member suggestions included more benches, greater use of the site for small scale events and activities, improved community involvement in the site and replacement tree planting.

7. The Improvement Plan

- 7.1 The improvement plan detailed in the table below was developed with Ward Members at a workshop in October 2025 taking account of the public and staff consultation and their own views or those expressed by their constituents directly.
- 7.2 The improvement plan is split into 4 themes which are drawn from the Green Flag criteria for green spaces. The actions have been limited to no more than 12 to ensure that the plan remains more achievable and realistic to deliver.

A Welcoming Place

In order to ensure that Brewers Hill recreation ground is a welcoming place, which local people wish to visit, the actions identified are outlined below:

	A Welcoming Place	Notes, Partners and Funding	Cost Estimate
1.	Provide additional benches and picnic tables	A scheme to offer memorial seating might assist in part or fully funding these improvements.	£500 per bench
2.	Explore options for a vending franchise for drinks or ice creams.	This may require further consultation with residents who live adjacent to the site. The hammer head section of pathway is a hard standing that may be suitable to accommodate a vehicle or trailer.	Potential bidding/ procurement option for a franchise. Potential income generation opportunity
3.	Investigate low level lighting on the pathway and consider installing 'Legend of the bench' suicide prevention seat.	Cost for lighting may be prohibitive and would need to take account of a new site electricity supply.	Installation cost for bench £500. Electricity supply and lighting costs to be determined.

A Healthy, Safe and Secure Place

It is important that people have access to healthy activity and feel safe and secure when using Brewers Hill and this action plan reflects that need.

	A Healthy Safe and Secure Place	Notes, Partners and Funding	Cost Estimate
4.	Install a wearing course (such as rubberised surface) to the informal kickabout area goal mouths to avoid excessive wear and reduce trips and slips.	Investigate options for use of carbon sequestration grass species to the general grass area.	To be determined. Potential for play or sport related grant funding.
5.	Investigate provision of a water refill station to allow users to remain hydrated.	Subject to investigation of water supply availability to the site.	To be determined.

An Environmentally Sustainable Place

The Council is working toward carbon neutrality and becoming more energy efficient. It has also adopted a Biodiversity Policy.

	An Environmentally Sustainable Place	Notes, Partners and Funding	Cost Estimate
6.	Retain existing tree canopy where possible and plant new trees in appropriate locations to create habitat and shade and to replace those more recently felled.	Some trees have recently been felled. These could be replaced to improve biodiversity.	£1,000 would be sufficient to purchase and plant up to 10 trees.
7.	Consider the options to create a community garden area possibly as an entrance feature.	Subject to development of a local group who would care for a community garden area. The creation of a small, community garden area /borders has the potential to enhance the space, create a more welcoming environment and bring people together.	£5,000
8.	Continue to enhance the sites biodiversity by continuing with differential mowing and possible introduction of wildflowers.		£1,000 minimum

A Place Where the Community can be Involved.

The Council recognises the importance and benefits of working in partnership with all sections of the community and engaging with hard-to-reach groups. In addition, the Council wishes to encourage a wide variety of individuals and organisations to use Brewers Hill as a place for health and wellbeing.

	A Place Where the Community can be Involved	Notes, Partners and Funding	Cost Estimate
9.	Seek to secure funding to improve the play area with new equipment and safety surfacing	A commitment of £50k to be utilised as match funding would increase the potential to achieve	£100,00 to £200,00 investment

	and increase the play value and accessibility.	a refurbishment should a funding opportunity be identified.	
10.	Seek to establish a Friends of Brewers Hill Recreation Ground group to improve community involvement, assist in securing grant funding and to involve local people in decision making.	The establishment of a 'Friends' group will require a willingness by local people to come together for the benefit of their local green space. The Council is well placed to support the development of such a group.	£500
11.	Subject to further consultation with adjacent residents - Improve the use of the recreation ground for events including Love Parks Week, summer activities and youth outreach work.	Linked to the establishment of a Friends group and encouraging existing Council programmes and other event organisers to make best use of this local green space.	To be determined

8. Allotment Statement

- 8.1 Officers have reviewed the options and opportunities for providing additional allotment plots at this location in line with Members request to do so when drafting the management plan.
- 8.2 In the UK an allotment plot is typically 10 rods in size (250m²). This means that 16 plots or 32 half size plots can fit into 1 acre (40,560m²).
- 8.3 The Brewers Hill recreation ground is a local open space. It measures 1.73 acres, which is the same as 0.7 hectares. A small recreation ground is usually about 2 hectares in size, or 4.9 acres. This means that Brewers Hill is already smaller than what is normally expected. If 16 allotment plots were added, they would take up more than half of the current recreation area. This would greatly reduce the amount of space available for people to use for general recreation.
- 8.4 It is therefore considered that the site is not appropriate for allotment provision without detriment to other existing uses/users.

9. Monitoring and Review

- 9.1 Monitoring progress will be achieved through annual updates to the Management Action Plan and reports to the Grounds and Environmental Services Committee.

9.2 A full review of the plan will be undertaken in 2029.

Downs Road Recreation Ground Management Plan

2026 to 2029



1. Introduction

- 1.1 This Management Plan sets out a framework for the ongoing stewardship, enhancement, and community engagement of Downs Road Recreation Ground. It aims to ensure that the site is maintained to a high standard, remains accessible and welcoming to all, and continues to evolve in response to the needs of its users and the wider community.
- 1.2 The plan has been developed by the Council's Grounds and Environmental Services team following consultation with local residents, staff and local ward Councillors. It reflects the Council's commitment to sustainable land management, biodiversity, and inclusive public spaces. It aligns with the Council's broader objectives to improve and develop the provision of green and open space in the town and further improve services targeted to all community sectors. In addition, it supports the Council's approach to environmental sustainability, health and wellbeing, and civic pride.

- 1.3 By outlining current conditions and identifying key areas for improvement, this plan provides a clear direction for future investment, community involvement, and operational priorities. It is intended to be a living document, reviewed regularly and updated as necessary to reflect progress and emerging opportunities.

2. About Dunstable Town Council

- 2.1 Dunstable Town Council is one of the largest town councils in England, serving the community of Dunstable in Bedfordshire. Dunstable is split into 5 political wards comprising a total of 18 locally elected Town Councillors. Downs Road Recreation Ground is located in Dunstable South ward.
- 2.2 The Town Council has 3 main standing Committees, and the Grounds and Environmental Services Committee is responsible for the governance, development and improvement of Downs Road Recreation Ground with support from the Grounds and Environmental Services team and an in-house grounds workforce.
- 2.3 The Council has developed a Corporate Plan (2024 to 2027) and has established a key objective to improve the provision of its green space and develop management plans for each of its recreation grounds, using Green Flag criteria as a broad guiding template.

3. Site Description

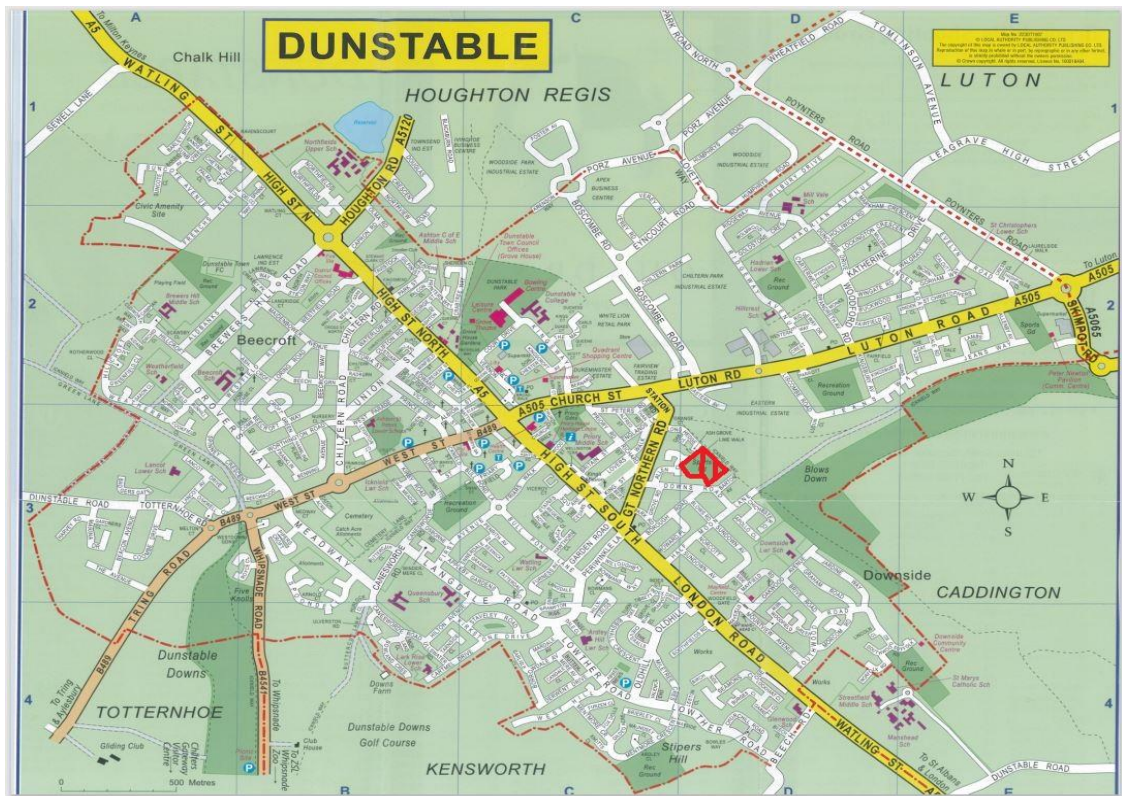
3.1 Location

Grid Reference TL 02774 21637

What3Words location pitch. rainy. debate.

Downs Road Recreation Ground is situated in Dunstable South ward adjacent to a large open area known as The Paddocks which itself forms part of the wider Blows Down chalk escarpment which hold SSSI status; just to the south of Luton Road and is surrounded by residential housing. The site is bordered by the rear gardens of properties on Downs Road and Barton Avenue to the south east and Long Hedges to the north west. It is also adjacent to the Dunstable Tennis Club which lies on its south west boundary. Surrounding properties were mostly built between the first and second world wars although some may predate this period. The plans below show the location of Downs Road in context to the rest of the town and also provide a more detailed layout and key features.

Location Plan



Main Features Plan



3.2 Access

The recreation ground benefits from good access arrangements by foot, by cycle, and by car. The main vehicle access is from Downs Road into a small car park with room for about 20 cars. Parking is free at all times, and the car park gates are shut at 8 pm each day. The parking also serves the adjacent Dunstable Tennis Club.

There is an additional pedestrian access from the recreation ground onto a track and countryside footpath adjacent to The Paddocks which then leads to the Luton and Dunstable guided busway and associated footpath and cycling network routes.

3.3 Ownership

The Town Council leases Downs Road recreation ground from Central Bedfordshire Council on a seven-year renewal. The lease is a peppercorn full repairing lease.

3.4 Key Features

Downs Road Recreation Ground is 1 ha (2.47 acres) in area, and its main features include:

- A large grass area with space for a 9v9 size football pitch currently unmarked
- Gym equipment (4 pieces)
- A small car park (unmarked for approx. 20 cars)
- Entrance signage and litter bins
- Boundary hedgerows and metal panel fencing.
- 13 mature and semi-mature trees
- 8000 narcissus planted and naturalised in Autumn 2025 as part of the Councils 40 Anniversary bulb planting project.

3.5 Historical Context

Downs Road Recreation Ground doesn't have a long, famous history, but it still tells us a lot about how Dunstable grew.

Originally, the land there would have just been open countryside—probably fields used for farming or grazing. Over time, especially in the 1900s, Dunstable started to expand as more houses were built for a growing population.

When those new housing estates went up, councils usually included green spaces for people to use. That's where places like Downs Road Recreation Ground come from—they were planned as part of everyday community life.

By the mid-20th century, recreation grounds like this were common. They gave people space for things like football, playing with their kids, or just being outdoors.

So, even though it's not ancient or historically famous, the park represents something important—it shows how Dunstable changed from a small rural town into a modern community, with shared spaces built for local people.

4. Maintenance

- 4.1 The Council's in-house grounds teams are responsible for delivering the day-to-day maintenance of the recreation ground including grass cutting, small pockets of biodiverse grassland, shrub and hedge pruning, inspection and maintenance of the outdoor gym equipment, minor tree works, litter collection and bin emptying, sweeping and cleaning and general maintenance as well as minor improvement works.
- 4.2 Tree inspections are undertaken by a specialist tree company and tree works are carried out by arboriculture contractors.
- 4.3 The Council also has a Town Ranger service providing a reactive service to local residents to deal with graffiti, fly tipping, cleaning and general vegetation management around the town and within the wider public realm.

5. Current Community Uses

- 5.1 Information on the users and visitors to the recreation ground and their behavioural patterns is currently based on informal observations and the feedback obtained from the online survey. The top 3 uses from the survey were walking in the recreation ground for exercise and fresh air, walking dogs and connecting with nature.
- 5.2 Other known uses include:
 - General use of the grass areas for informal play, family activities and kickabouts.
 - Organised Love Parks Week and summer holiday activities as part of a wider series of activities for families and young people run by the Council across many of its green spaces.

6. Consultation

- 6.1 The Council has consulted with local residents via an online survey, during October 2024, to seek their views on Downs Road Recreation Ground. Consultation has also been undertaken with the grounds staff directly responsible for maintaining the site and with local ward Councillors representing their ward constituents. A summary of the findings is provided below.

Public Consultation

6.2 The respondents:

- 36 responses were received.
- The average rating for the site was 3.6 out of 5.
- The demographic of respondents, where provided, was 17 female and 9 male. Respondents ages ranged from 25 to 84 years. Ethnicity, where provided, was noted as White British, White and British.

6.3 The top 3 most liked features were:

- Links to Blows Down.
- Local and easily accessible.
- Having the Tennis Club next door.

6.4 The top 3 uses were:

- Walking, exercise and fresh air.
- Dog walking.
- Connecting with nature.

6.5 Suggested improvements to Kingsbury Recreation Ground

The suggested improvements in the table below were provided entirely by local residents when given an opportunity to make suggestions and the number of respondents who made the same or very similar suggestions is also show.

Suggestion / Issue	No of respondents
Better / improved footpaths and car parking	8
Deter ASB, drug dealing and youths congregating in cars.	8
Install play equipment	6
Improved lighting	6
More benches and bins	2
Provide a football pitch	2
Community café for walkers and dog walkers	1
Fenced / separate area for dog walkers	1
More exercise equipment	1
Pickle Ball facility	1

6.6 Consultation with Grounds Staff

20 members of the grounds staff were consulted and were asked to identify both issues and problems as well as suggest opportunities for improvement.

Issues and problems

- Dog faeces
- Problems with the car park surface and damage to railings

Opportunities for improvement

- Resurface and improve the parking areas.
- Create pathway to link gym equipment.
- Fence the site and install a bike gate.
- Create pathway or entrance to Blows Down
- Provide an enclosed dog walking area.

6.7 Ward Councillor Consultation

Ward Councillors were given the opportunity to comment on the outcome of the public consultation in April 2025 and again in January 2026. Members supported many of the comments and suggestions made by the public and commented that the car park being used for drug dealing and access for motorbikes and two wheeled scooters were known to be problematic for local residents. Member suggestions for improvements included the following:

- Encourage greater use of the park, especially by the younger residents.
- Additional benches and waste bins..
- Create a children's / youth play area but locate away from existing resident's gardens.
- Improved access points (with motorcycle restriction) to the CBC pathway alongside The Paddocks
- Mini assault course for dog owners
- Lighting to improve safety and reduce fear.
- Netball/basketball court and/or grass five a side football pitch. But limit size due to limited parking and desire not to impact local residents in nearby streets.
- Grass running track circuit (regularly white line marked) with distance markers, for informal use and exercise.

7. The Improvement Plan

- 7.1 The improvement plan detailed in the table below was developed with Ward Members at a workshop in January 2026 taking account of the public and staff consultation and their own views or those expressed by their constituents directly.

- 7.2 The improvement plan is split into 4 themes which are drawn from the Green Flag criteria for green spaces. The actions have been limited to no more than 12 to ensure that the plan remains achievable and realistic to deliver.

A Welcoming Place

In order to ensure that Downs Road is a welcoming place, which people wish to visit, the plan seeks to improve, develop and enhance those aspects of the site, which currently contribute to this objective. These are outlined below:

	A Welcoming Place	Notes, Partners and Funding	Cost Estimate
1.	Seek funding to resurfacing the car park ,mark out spaces including provision of disabled bays.	Members suggested seeking financial support from the Tennis Club who share and use the car park and also from CBC.	To be determined.
2.	Additional litter bins and benches.	A scheme to offer memorial seating might assist in part to fund these improvements.	£500 per bench and £300 per bin.
3.	Improve the Downs Rd and Paddocks entrances and include directional signage to other areas.	Improvements could include planting or improved signage.	To be determined

A Healthy, Safe and Secure Place

It is important that people feel safe and secure when using the recreation ground and this action plan reflects that need.

	A Healthy Safe and Secure Place	Notes, Partners and Funding	Cost Estimate
4.	Consider installing lighting and CCTV to improve security and perceptions of personal safety.	Suggested low level lighting at the car park and higher-level directional lighting elsewhere.	Subject to securing external funding . Cost to be determined. Cost will be subject to power supply implications.

5.	Improve the gym equipment experience and linkage (marked) between items. Add marker posts, distances between equipment and possibly more equipment.	Possibility of attracting grant funding.	Potentially low cost and achievable under £5,000
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An Environmentally Sustainable Place

The Council is working toward carbon neutrality and becoming more energy efficient. It has also adopted a Biodiversity Policy.

	An Environmentally Sustainable Place	Notes, Partners and Funding	Cost Estimate
6.	Retain existing tree canopy where possible and plant new trees in appropriate locations to create habitat and shade.	The site has only limited tree cover, and opportunities exist on the periphery and boundary margins to plant more trees. There are a number of tree grant funding opportunities available from time to time including Tree Council funding.	£1,500 would be sufficient to purchase and plant 20 to 30 trees subject to size and species.
7.	Consider how best to undertake more extensive planting to create new biodiverse habitats especially along the Paddocks boundary and on land to the rear of Long Hedges.	Linked to the above with support from the local Wildlife Trust as potential partners linking with Blows Down.	To be determined

A Place Where the Community can be Involved

The Council recognises the importance and benefits of working in partnership with all sections of the community and engaging with hard-to-reach groups. In addition, the Council wishes to encourage a wide variety of individuals and organisations to use Downs Road as a place for health and wellbeing.

	A Place Where the Community can be Involved	Notes, Partners and Funding	Cost Estimate
8.	Create an informal grass football kickabout area with posts and harder wearing goal mouths.	Consider options for also installing hard wearing carbon sequestration grass species to the general grass area.	To be determined. Potential for play or sport related grant funding.
9.	Improve the use of the recreation ground for events including nature conservation tasks ,Love Parks Week, summer activities, youth outreach work and volunteering.	Encourage existing Council programmes and other event organisers to make best use of this local green space.	£300 for Wildlife Trust to organise a nature conservation task.

8. Allotment Statement

- 8.1 Officers have reviewed the options and opportunities for providing additional allotment plots at this location in line with Members request to do so when drafting the management plan.
- 8.2 In the UK an allotment plot is typically 10 rods in size (250m²). This means that 16 plots can fit into 1 acre (40,560m²). Half size plots would therefore allow 32 plots within the same space.
- 8.3 Downs Road is 2.47 acres in area, and this includes the footprint of the car park. This significantly reduces the space available for allotments and limits it to the larger grass areas. The addition of allotments would take up half of the recreation ground and would be to the detriment of other recreational use for the community. It would also remove the opportunity to create an informal area for robust games..
- 8.4 It is therefore considered that the site is too small and not appropriate for allotment provision without detriment to other existing and proposed uses.

9. Monitoring and Review

- 9.1 Monitoring progress will be achieved through annual updates to the Management Action Plan and reports to the Grounds and Environmental Services Committee.
- 9.2 A full review of the plan will be undertaken in 2029.

DUNSTABLE TOWN COUNCIL**GROUNDS AND ENVIRONMENTAL SERVICES COMMITTEE****MONDAY 8 JUNE 2026****EAR MARKED RESERVES**

Purpose of Report: For Members to approve the release of specific ear-marked reserves within the Grounds and Environmental Services' service area.

1. ACTIONS RECOMMENDED

- 1.1. To approve the release of Grounds and Environmental Services specific ear-marked reserves for expenditure due to be incurred specifically for their purpose.

2. BACKGROUND AND MAIN CONSIDERATIONS

- 2.1. At the meeting of the Full Council on 9 February 2026 members approved the creation of new earmarked reserves as well as the contributions to existing reserves for financial year 2026/27.

- 2.2. To enable officers to work more efficiently, Members are requested to approve the release of specific earmarked reserves, created for a particular purpose as detailed in the table at 2.5, ongoing for the duration of the requirement of the reserve.

- 2.3. This committee are asked to consider and approve the reserves detailed below, as these are specific to Grounds and Environmental Services. Other earmarked reserve approvals will be requested to their relevant committees.

- 2.4. Should Officers require the use of any reserves for anything other than their specific purpose, approval will be required through Committee in the usual way.

2.5.

Reserve	Balance at 30.04.2026 (excluding commitments)	Detail
331 – Tree Reserve	£24,861	For ongoing annual surveys / inspections and subsequent essential works
344 – Fencing Reserve	£14,088	For essential replacement and repair works

- 2.6. These reserves are required for the purposes detailed, and following any survey and or inspection works to trees the Council have a duty to complete any necessary works as required. Similarly, any fencing on the Council's property, needs to be

maintained, repaired and/or replaced as necessary, to keep the assets in good condition, fit for purpose and most importantly, safe.

3. FINANCIAL IMPLICATIONS

- 3.1. The financial implications are detailed within the report. The proposals ensure that plans are in place to maintain sufficient reserves to sustain the Council's current assets and service delivery.

4. POLICY AND CORPORATE PLAN IMPLICATIONS

- 4.1. The proposals are in line with the Council's Financial Regulations.

5. HEALTH AND SAFETY IMPLICATIONS

- 5.1. Surveys, Inspections and/or maintenance are required as part of the Health and Safety policy and relevant legislations.

6. HUMAN RESOURCE, EQUALITIES AND LEGAL AND ENVIRONMENTAL IMPLICATIONS - none.

7. BACKGROUND PAPERS

- 7.1. Council Minutes 11 April 2024 – [Council-Minutes-11-04-2024](#)
7.2. Council Minutes 9 February 2026 - [2026-02-09 - Full Council - Minutes](#)

8. AUTHOR

- 8.1. Lisa Scheder – Head of Corporate Services (RFO)
Email – lisa.scheder@dunstable.gov.uk

DUNSTABLE TOWN COUNCIL

GROUNDS AND ENVIRONMENTAL SERVICES COMMITTEE

MONDAY 8 JUNE 2026

PARKS AND RECREATION GROUNDS, CEMETERY, ALLOTMENTS, TOWN CENTRE GARDENS and RANGER SERVICE

Purpose of report: To update the Committee on the management and maintenance of the town's parks, gardens, recreation grounds, cemetery, allotments, floral displays, play areas and town ranger service.

1. PARKS AND RECREATION GROUNDS

- 1.1 The town's two premier park gardens, Priory Gardens and Grove House Gardens, had visits from the Green Flag Award judges in May. Initial judges' feedback is positive. Judges were impressed with the commitment of staff, standards of maintenance and levels of community involvement.
- 1.2 Bennett's Memorial recreation ground and Dunstable Cemetery will be the subject of a mystery shop in 2026. Results of judging are expected in July.
- 1.3 Management Plans for Brewers Hill and Downs Road recreation grounds are prepared and are the subject of a decision report for Member approval.
- 1.4 Arrangements for the Anglia in Bloom and Britain in Bloom judges' tours are in place and the Dunstable in Bloom committee are working extremely hard to ensure that the high standards of previous years are maintained in this special year for the town.
- 1.5 Tenders have been received for the Mess Room facility at Creasy Park and are currently being evaluated.
- 1.6 Front line teams will undertake machinery and refresher training this year as part of the Council's ongoing training programme.

2. CEMETERY

- 2.1 The table below provides a comparison for the number of burials for the period April to June 2026 against the same period for the previous year:

	April 2025 to June 2025	April 2026 to June 2026
New earth grave burial	14	6
Re open earth grave burial	15	11

New ashes burial	7	10
Re open ashes burial	6	2

- 2.2 At the time of writing this report, 315 new full grave spaces were left available in the cemetery extension.
- 2.3 Green Flag Awards: This year the cemetery site will be mystery shopped (unannounced inspection), and this may take place any time during the award period July 2026 - July 2027.
- 2.4 We were advised by the ICCM in May that the Cemetery has retained silver status for the Charter for the Bereaved again in 2026.
- 2.5 General maintenance, including grass cutting, is ongoing at the Cemetery. The grounds team have stripped the spring bedding in preparation for the summer floral displays.
- 2.6 Work to deliver a new cemetery site is progressing.

3. ALLOTMENTS

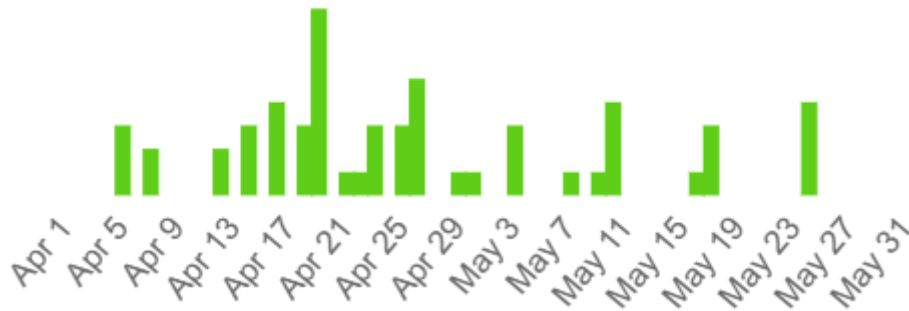
- 3.1 At the time of writing this report there were 314 people on the waiting list. Allotment Waiting List Data is provided at Appendix 1.
- 3.2 The first inspections of plots this year took place on 9th April 2026.
- 3.3 The next full inspections will take place in July 2026.
- 3.4 In addition, the grounds team have identified a small area at the Meadway site, which when cleared will allow the creation of two additional half plots.

4. PLAY AREAS

- 4.1 The Council commissions quarterly inspections which are undertaken by an external play specialist. The latest inspection was undertaken in March 2026.
- 4.2 Officers are currently reviewing the details, and work is being done to carry out any high and medium priority maintenance issues identified.
- 4.3 Feedback from recent consultations to prepare site management plans has been consistent. Local communities have told us that improving play areas is important to them. This has come through in all consultations linked to the park management plans for Brewers Hill, Downside, and Kingsbury recreation grounds. People who use these parks would like to see play areas refurbished, and this is a shared priority across all three locations.

5. Sports Areas and General Maintenance

- 5.1 Grass cutting of our sports pitches has commenced for the season.
- 5.2 There have been 262 pitch bookings on the Town Council booking system this year September 2025 to June 2026.
- 5.3 For the period 1st April to 31st May there have been 57 pitch bookings.



Recreation Ground	No of Games Played
Bennett’s (2 pitches)	15
Kingsbury football (2 pitches)	15
Ridgeway Ave (2 pitches)	10
Newton (2 pitches)	13
Downside (2 pitches)	4

6. TOWN RANGERS

- 6.1 The Dunstable Town Rangers continue to provide a reliable and responsive service across the town. They support a wide range of council activities and deal with requests from residents alongside their regular work across all wards.
- 6.2 At this time of year, a key priority is watering planters in the High Street and other prominent areas to keep displays healthy and looking their best. This work is shared across the team to help manage workloads.
- 6.3 During the week beginning 25 May, Ward Rangers focused on the West Ward. They also started the annual bus stop cleaning programme and supported the town centre market by setting up and taking down gazebos, tables, and chairs.
- 6.4 The team assisted with a planned meter change at the Clock Tower and made use of quieter periods over the bank holiday weekend to catch up on other work where possible.

- 6.5 In the week beginning 1 June, Rangers continued their routine duties, including regular safety checks at the Splash Park to ensure it is safe and operating correctly. Ward Rangers are working in the South Ward, while the Central Ranger is focusing on tasks within their own area once watering duties are completed.
- 6.6 Rangers have also completed pool plant training to support the safe operation of the Splash Park at Bennetts Recreation Ground. This training was carried out in partnership with Leighton-Linslade Town Council, helping to reduce costs while ensuring the team meets required standards.

7. TOWN CENTRE

- 7.1 Seasonal bedding has arrived and planting out on the High Street and Grove House will commence week beginning 1 June.
- 7.2 Work to progress improvements to the permanent features planted along the High Street continues. Rain gardens have been weeded and refreshed with new planting. The Urbis planters have also been weeded, and a planting refresh is under way on West St, High St South, Church St and High St North. A maintenance schedule is in place to ensure that all planted features are watered, weeded and litter picked. Officers are carrying out minor repairs to the Urbis planters where possible. Central Bedfordshire Council Highways has been requested to remove planters that are damaged beyond repair. A response is awaited from CBC.

8. GREEN SPACE DEVELOPMENT PROJECTS

- 8.1 **Priory Gardens – Knee Rail**
At the March Grounds and Environmental Services Committee, it was reported that the Council will be working in partnership with the Friends of Priory House and Gardens to deliver a new knee rail at Priory Gardens. Officers recently met with the designer and are working to develop a design proposal to be presented by officers at the September Committee.
- 8.2 The Friends of Priory House and Gardens have offered a commitment of £1,000 in funding towards the project.
- 8.3 In Bloom 2026 - Volunteers, community groups and officers are working collaboratively to deliver Dunstable's 2026 Anglia in Bloom and Britain in Bloom campaigns. Community spirit is evident with participation from schools, care homes, community gardens and local businesses.
- 8.3 Educational gardens, floral displays, green space and nature conservation initiatives as well as colourful shopfronts all feature in the campaign. Projects are featured in the 2026 portfolio and a short film is being created which alongside special projects will be showcased on judging days.
- 8.4 Local knitting groups are busy creating Dunstable themed crocheted top hats to decorate post boxes and bollards along the In Bloom judging route.

8.5 Officers are pleased to report that the Dunstable in Bloom group have been nominated as a finalist for The Environmental Award at the BBC Make a Difference Awards

9. APPENDICES

9.1 Appendix 1 – Allotment Waiting List Data

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Appendix 1

Allotment Waiting List Data

Waiting list	Total	Resident	Non-Resident
Willing to accept any plot/site	58	55	3
Specific plot/site requested	245	245	0
Second plot requested	2	2	0
Offer made - not yet accepted	0	0	0
TOTAL	305	302	3
Added to list since last report (included in above total)	11	11	0
On list, but do not want plot yet (included in above total)	0	0	0

Site	Catchacre	Hillcroft	Maidenbower	Meadway	Pascomb Road	Westfield	ALL SITES
Total available plots on site	26	19	25	125	17	88	300
Vacant plots	0	0	1	2	1	0	4
Notice to Cultivate	0	0	0	0	0	0	0
Notice To Quit	0	0	1	0	0	0	1
Plot under offer	0	0	0	1	0	1	2
Plot Given up	0	0	0	0	1	0	1
Inspection Dates	Next full inspection to take place in April 2026						