

Bow Brickhill

Parish Plan



2009

Prepared in consultation with the residents of Bow Brickhill by the Parish Plan Steering Group on behalf of Bow Brickhill Parish Council

BOW BRICKHILL PARISH PLAN

Table of Contents

What Is A Parish Plan? 2

Why Produce A Parish Plan? 2

Getting Started and Consultation process 2

BOW BRICKHILL 3

 A BRIEF HISTORY 3

Statistics about Bow Brickhill Parish 6

Bow Brickhill Geology 7

VILLAGE FACILITIES 8

 BOW BRICKHILL CE PRIMARY SCHOOL 8

 ALL SAINTS CHURCH 9

 THE CHURCH HALL 10

 THE PAVILION 11

 THE PLAY AREA AND PLAYING FIELD 12

 THE WHEATSHEAF 13

 A VILLAGE SHOP 13

SPORT, LEISURE AND RECREATION 14

PUBLIC TRANSPORT 15

HOUSING AND DEVELOPMENT 16

 HOUSING AND DEVELOPMENT IN BOW BRICKHILL 16

 AFFORDABLE HOUSING IN BOW BRICKHILL 17

 EXPANSION OF MILTON KEYNES 18

CONSERVATION AND ENVIRONMENT 19

 RURAL ENVIRONMENT 19

 FOOTPATHS AND BRIDLEWAYS 19

 PLANTING AND LANDSCAPING 20

TRAFFIC, ROADS, PAVEMENTS AND PARKING 21

 TRAFFIC VOLUME, HEAVY GOODS VEHICLES AND SPEEDING 21

 PARKING ON PAVEMENTS AND VERGES 23

 MAINTENANCE OF THE VERGE/BANK IN CHURCH ROAD 24

WHAT THREE THINGS SHOULD BE IMPROVED IN THE VILLAGE? 25

ACKNOWLEDGMENTS 26

MAP OF THE PARISH 27

What Is A Parish Plan?

The Local Government Act 2000 and recent Rural and Urban White papers have enabled the Parish Plans Grant Scheme to provide rural communities with funding to conduct a full appraisal in the form of a parish plan. A parish plan, after extensive consultation, should identify the community's needs. It enables a Parish Council and the rural community to have a local say in how their services are managed and it provides an action plan that prioritises issues raised and helps to set out how best to deal with them. It should reflect the views of all sections of the community and identify which features and local characteristics people value. All should have the opportunity to participate in its preparation and it should spell out how residents want their community to develop in the future.

Why Produce A Parish Plan?

It is government policy to increase individual participation in public life and to give more power to Parish Councils to decide what is best for their communities. The plan should increase the chances of getting support to enhance the parish's economic, social and environmental well-being. It should give the Parish Council the evidence to help inform policy-making and to develop and maintain effective working relationships with all outside bodies which provide services to the community now and in the future. The parish plan will provide parishioners with a sense of community and an awareness of how they can contribute as individuals.

Getting Started and Consultation process

In April 2007 the Parish Council invited Francis Gomme and Sarah Allwood from Buckinghamshire Action Group (BAC) to the Church Hall to give a presentation about Parish Plans. A steering group was formed and plans laid for an Open Day in September 2007 when all villagers could give their views on what they considered to be the best features of the village and those which they felt needed improving. Village organisations and clubs were asked to put on displays and a vast array of photographs gave a colourful history of village life over many decades.

From these initial responses and other concerns expressed directly to Parish Councillors, a questionnaire was compiled covering the main areas highlighted. With help from the team who circulate the village newsletter, the steering group delivered questionnaires to every household and all villagers, both young and old, were encouraged to complete one. A very satisfying 260 completed questionnaires were collected and the respondents fell into the following categories:

	Under 18	18-60	Over 60
Male	7	61	46
Female	4	81	57

4 respondents failed to disclose either sex or age.

The steering group then analysed the replies, producing an "Analysis of Parish Plan Questionnaire" in May 2008 which was once again distributed to every household.

BOW BRICKHILL

A Brief History

*"There stand the three Brickhills, all in a row,
Great Brickhill, Little Brickhill, and Brickhill with the Bow."*

Bow Brickhill sits on the Greensand ridge which rises from the River Ouzel flood plain and it occupies a strategic position above the surrounding countryside. Early Iron Age and Romano British finds were discovered at nearby Danesborough, a site surrounded by the remains of a ditch and rampart. Sir Frank Markham in his *"History of Milton Keynes and District"* believed that Danesborough could have been a base for the tribes who were resisting the Roman advance.

The Old English name for Bow Brickhill was Bolle Brichelle. Brichelle was the Norman spelling of *Bryk* - a British word meaning 'hill top' and *hyll* an Anglo Saxon word meaning 'hill'. At the end of the 12th century this part of Brichelle was associated with the family named Boel, hence Little (Parva) and Great (Magna) and Bow Brickhill.

In 1806 *Magna Britannica* stated that "The parish church stands in a very exposed situation, at the edge of a steep hill, and is a very conspicuous object, seen at the distance of many miles: there is no house near it" a very different picture to now where the church is probably the village's best kept secret, hidden away in the trees.

The History of the County of Buckingham, 1927 quotes:-

"The village stands on rising ground to the northeast of Watling Street, and is approached by a by-road from Fenny Stratford. There are a number of whitewashed cottages on either side of the road leading to the church, which stands on higher ground at the southeast end of the village. Some of the houses are of 17th century date, and are built of half-timber with brick nogging. The Congregational chapel contains some remains of 17th century work, but was almost entirely rebuilt in 1810. There is also a Wesleyan chapel, built in 1840. The Wheatsheaf Inn is a picturesque half-timber and brick building of about 1600, with a thatched roof."

In 1934 a booklet about the village and its setting was published: "Bow Brickhill – A Brief History of The Village & the Church" in which it was claimed that six counties could be seen from All Saints Church tower. Old ridge and furrow is still visible on some pastures and the Greensand Ridge has a national importance as a geographic feature. A winding road skirts the hill to Woburn Sands, while above the village there are sandy roads and paths leading through the woods to Little Brickhill or Woburn. The upper part of the village, in keeping with its name, is known as "Hilltop".

The parish church of All Saints used to be seen – before trees obscured it - for many miles around like a castle on a wooded hill, and was referred to as the 'beacon church'. A beacon did exist about a quarter of a mile south of the church. During the Napoleonic wars the church tower was used as a telegraph station and in World War II the Royal Observer Corps also used it.

The church, built of sandstone rubble, was in the twelfth century probably an aisleless nave and a chancel; the first records refer to a transfer of the advowson in 1185. The north and south aisles and the west tower were added in the fifteenth century and the chancel was probably built then. In 1630 the nave was re-roofed, but then the church is said to have been disused for nearly 150 years. It was restored in 1756-1757 by Browne Willis and further restoration occurred in 1883 when the south porch was added.

Much of the arable land between Watling Street and the village, as well as the woods above, are in the ownership of Bedford Estates and have been historically part of the estate of the Dukes of

Bedford. The Domesday Survey of 1086 showed two manors in Bow Brickhill belonging to Walter Gifard and the first Rector of the Parish of Bow Brickhill in 1219 was John De Essex.

The parish was enclosed in 1790. Under the same act an area known as the Black Ground was awarded to the parish "for use of the poor for firing". In 1844 an Act of Parliament was passed to enable its sale to the Duke of Bedford. This was a cause of great concern for many in the village and led to the stone plaque being erected on April Cottage in Church Road.

The railway (Bedford to Bletchley line) which originally ran from Oxford to Cambridge was opened in 1846 and with it Bow Brickhill Halt.

In 1847 Thomas Webster's painted "A Village Choir" using, it is believed, as his inspiration for the characters the actual residents of Bow Brickhill. In 1940 Stanley Roy Badmin's painted a scene from Station Road looking towards the hill as part of the "Recording Britain" project. Both these works of art reside at the Victoria & Albert Museum in London.

Bow Brickhill Feast used to be held in Chapman's field, opposite the Wheatsheaf pub, every 13th of November. When it finally ceased as the central village celebration is not known but the event would originally have been a hiring fair for agricultural labour and was linked to the slaughter of the local pigs for winter. A feast of roast pork followed by a light fruit pudding was served to all the villagers.

Blind Pond Farm on the Woburn Sands road according to local folklore is supposed to be capable of swallowing whole a coach and horses as well as other unfortunate travellers. Twelve Apostles field, once comprising twelve allotments in Rectory Fields were once, so the story goes, assigned to twelve chosen men.

Sydney H Nicholson, founder of the School of English Church Music and composer of the hymn tune 'Bow Brickhill' inherited Harley House on Church Road. He was organist and choirmaster at Westminster Abbey and in the 1920s he brought his choristers to the village to attend summer Scout Camp. The boys would sing outside each evening and were in great demand to visit neighbouring parishes.

The Swallow, The De Havilland 108 crash occurred on 15 February 1950; some of the wreckage came down at Little Brickhill and the cockpit descended near Bow Brickhill church.

"A visit to Bow Brickhill is a golden opportunity. I have never come across a more thoroughly delightful spot"

Geoffrey S. Morris, Oxford. May 1934

The area in which Bow Brickhill lies is sometimes spoken of as the "cowland of England" and old records and markings on ancient maps explain themselves such as "Cow Pasture", "Sheep Lane" and "Hogstye End". At the start of the nineteenth century the census of 1801 showed the population was 431 persons and a hundred years later the 1901 census recorded little variation with a population of 448. The peak year was 1851 with a population of 591 persons and today's census records of 2001 show 550 persons.

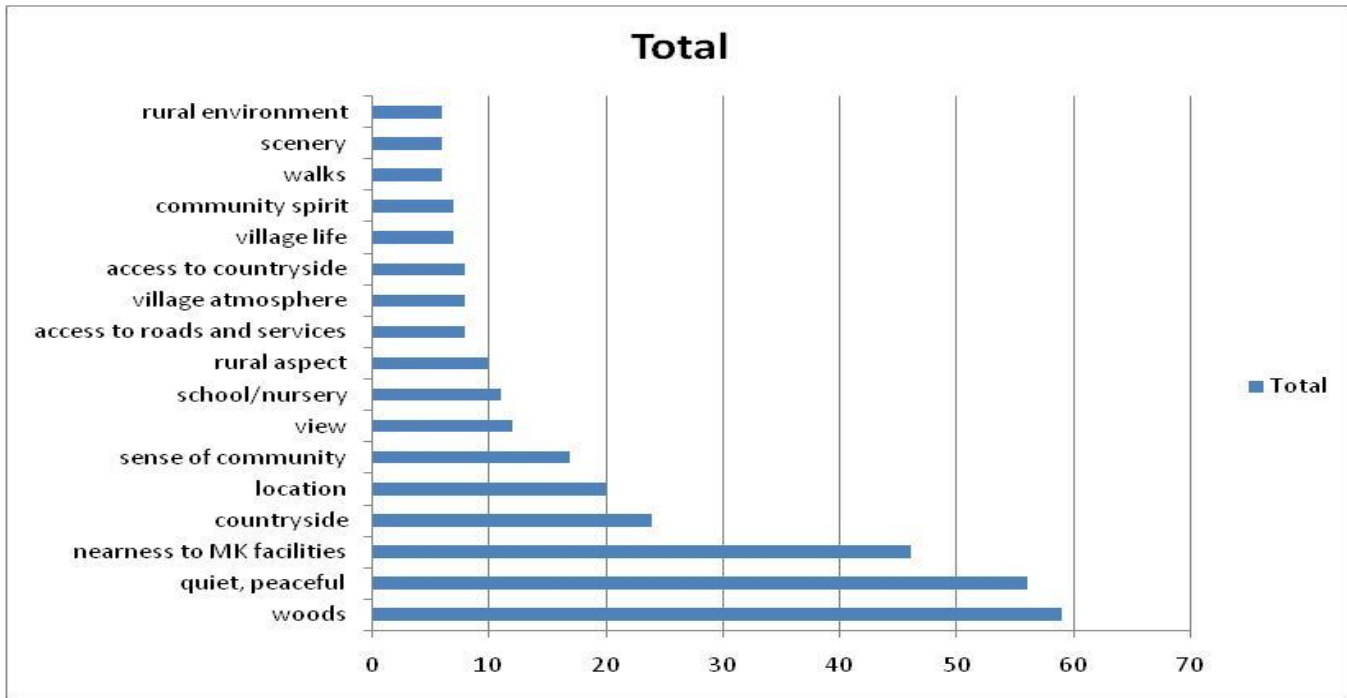
The first Parish Council meeting was held on the 4th December 1894 when the parish was under the Rural District of Newport Pagnell and the County of Buckinghamshire. Mr W. Claridge was voted Chairman, and continued to serve until 1937, and parish meetings were held at the school. The Parish Council wrote to the Duke and Duchess of Bedford in 1903 on behalf of the village sending 'heartfelt gratitude for your kindness in erecting the splendidly equipped hospital at Woburn (now Maryland College) and granting them if necessary the benefits derived there from'.

In 1921 the Rural District Council gave permission for the War Memorial on the Green. A letter was sent to Bucks Education Committee in 1930 strongly urging that electric light be installed at the school.

At the turn of the century there were two public houses in the village, The Wheatsheaf and The Plough, now Plough House, on Church Road. The Parish Council wrote to the District Council requesting a post office for the village in August 1895 and were asked later that month to nominate a suitable person to run it, this was the village shop on Church Road, opposite the War Memorial, which closed in 1988.



One of the survey questions was “what 3 things do you like most about living in Bow Brickhill”. This can best be summed up in the following chart.



Statistics about Bow Brickhill Parish

Population (2001 Census)	All people	550	
	People under 16 years	94	17%
	People 16 – 24 years	42	7%
	People 25 – 44 years	146	26%
	People 45 – 64 years	175	32%
	People over 65 years	93	17%
Housing Stocks (2001 Census)	All houses with residents	227	
	Detached house or bungalow	130	57%
	Semi-detached house or bungalow	102	45%
	Flat or apartment	3	1%
Housing Tenure (2001 Census)	All households	227	
	Owner occupied	189	83%
	Rented from Council	20	9%
	Rented from private or other landlord	18	8%
Council Tax Bands (Milton Keynes Council October 2008)	All households	239	
	Tax Band A	3	1%
	Tax Band B	11	4%
	Tax Band C	57	24%
	Tax Band D	38	16%
	Tax Band E	66	27%
	Tax Band F	46	19%
	Tax Band G	16	6%
	Tax Band H	2	1%
Car and Van Ownership (2001 Census)	All households	227	
	Households with no car or van	28	12%
	Households with one car or van	75	33%
	Households with 2 or more cars or vans	24	54%

Bow Brickhill Geology

The geology of Bow Brickhill is divided into two distinct zones. The Lower part of the village and that land between the settlement and the River Ouzel lies on Oxford Clay from the Jurassic System. The soils here are heavy, tenacious and highly water retentive resulting in poor drainage, leaving an area prone to flooding.

A 13th century manuscript refers to Magna Mersa de Bollebrichell - meaning Great Marsh of Bow Brickhill (Source MSS 103136). Caldecotte Hamlet was situated on a slightly raised area midst the great marsh.

The Oxford Clay is capped with strata of the Lower Cretaceous Period, beds of soft sandstone, cemented by iron oxide to form a rusty brown escarpment. These Greensands, evident in the buildings especially in the higher parts of the village, produce free draining, hungry podzolic soils with typical dry heathland type vegetation.

The boundary between the free draining sandstone and the impervious clay is easily distinguishable with the break in topography and a distinct spring line which feeds the many small watercourses rising from the escarpment and feeding the River Ouzel.

Features of the Brickhills Greensand Slopes and Plateau

There is a high proportion of woodland cover including areas of both deciduous and conifer plantations.

There are small areas of original heath habitat.

The small scale patchwork of pasture fields features on the lower slopes, open land for grazing is enclosed with mature hedges.

There are panoramic views of Milton Keynes to the North.

The presence of greensand is apparent in the construction of local houses and walls.

There are small valuable wetlands with acidic bog species.

It is relatively peaceful away from the noise of the A5 trunk road and M1 motorway.

The village is overlooked by the site of the Iron Age hill fort of Danesborough, the name which is now given to the local area constituency.



VILLAGE FACILITIES

BOW BRICKHILL CE PRIMARY SCHOOL

The school is a Voluntary Aided Church of England Primary School in association with the Oxford Diocese. Founded in 1878, it is set in an area of natural beauty and is an important part of the community. Children Year R to Year 6 are welcomed. There are 105 places and in 2009 the school is almost full.



The Mission Statement

To prepare children for the challenges of life within a happy, healthy and caring Christian environment, where every child counts.

Aims

1. To deliver a broad and balanced education through firsthand experience, which excites, challenges and motivates each individual child.
2. To create a partnership in which the responsibility for each child is shared between the home, the school and the community.
3. Alongside parents the school will prepare children to be independent and responsible members of the community and wider world.
4. The school will provide opportunities to ensure all children have positive self-esteem and are enabled to develop their unique gifts.
5. The school will promote the understanding of people's needs, views, cultures and beliefs that need to be treated with respect.

ALL SAINTS CHURCH

The Parish Church of All Saints stands high at the top of the wooded hill overlooking the village and dates back to the fifteenth century although records show that a church probably stood on this site in the twelfth century. Recent repairs have included a new roof in 1997. The church is maintained by the Parochial Church Council on behalf of the village. Services are held weekly and attendance varies. There is a strong history of choral tradition and the present church choir, started in 1982, is affiliated to the Royal School of Church music.

"The church is part of our heritage and every effort should be made to retain it"



Findings

From the consultation process 90% of respondents agreed that it was important to have a living, working church in the village. 42% of respondents felt that because of its position the accessibility to the church could be a problem for some, especially the elderly, and there was concern regarding the state of the path. 65% of respondents said that they would like to see the church used for different purposes as well as Sunday services.

Recommended Action

RA1.1 To investigate the possibility of the church being used for other purposes as well as Sunday services

RA1.2 To improve the condition of church path

Action Plan **AP1.1 Resourcing the church building**

Objective To make the church more central to all and to see it as a well used focal point for community use.

Why 65% of survey respondents said they would like to see the church used for different purposes such as a field study centre and for other meetings as well as church services.

How To form a sub-committee of the Parochial Church Council to investigate the feasibility.

Who Parochial Church Council and sub-committee

When Investigation as soon as committee formed. Timescale 2-3 years.

Action Plan AP1.2 Church Path

<i>Objective</i>	To provide easier access for all those using the path, especially the elderly.
<i>Why</i>	42% of questionnaire respondents felt that the access to the church was a problem with the state of the path being of particular concern.
<i>How</i>	The Parish Council to continue to assess the state of the path with Milton Keynes Council Highways and press for re-surfacing. Milton Keynes Council to apply for capital bid.
<i>Who</i>	Landscape Services, Streetcare, Milton Keynes Council and Bow Brickhill Parish Council
<i>When</i>	On receipt of capital bid by Milton Keynes Council. Timescale 2009-10.

THE CHURCH HALL

The church hall was built before the First World War and has been added to and renovated over the years. It was re-roofed in 2001. It is licensed for worship and is also used daily by Bow Brickhill Pre-School and by other village organisations including the Church Choir, Brownies, and Sunday School and is available for hire for functions and meetings. The hall is managed and maintained by the Parochial Church Council on behalf of the village.



"The church hall provides an intimate venue for village events and is an important part of village fabric"

Findings

Some concerns were expressed regarding the maintenance and upkeep of the hall and the surrounding garden area. 70% of respondents agreed that the hall needed adequate disabled access.

Recommended Action

RA1.3 To provide disabled access.

Action Plan AP1.3 Disabled access

<i>Objective</i>	To enable full and easy access to the hall for all including the disabled.
<i>Why</i>	At present the access to the hall is a narrow gateway up a flight of three steps which makes it extremely difficult for those wheelchair bound or with a disability. 70% of questionnaire respondents agreed that the hall needed adequate disabled access.
<i>How</i>	The Parochial Church Council to draw up plans and investigate funding to put disabled access measures in place.
<i>Who</i>	The Parochial Church Council and local grant funding
<i>When</i>	Plans are drawn and planning permission is anticipated. Source funding and implementation by 2009.

THE PAVILION

The present pavilion was built in 1991 and is maintained and managed by the Parish Council on behalf of the village. It is used by a variety of local clubs and organisations as well as for Parish Council and other village meetings. It is available to hire for functions and it is used every week day by a nursery and after school/holiday club.



"It provides a wonderful facility for the village in a lovely setting"

Findings

The consultation process revealed most concerns were over the general maintenance and upkeep of the hall and its surroundings and to further improve the facilities within the hall. There were a number of comments regarding the present storage facilities being unsightly and there was some support for an additional area to be used as a drop-in centre where villagers, particularly the elderly, could meet regularly. Since the consultation process the hall has had a new floor and been re-decorated inside and out.

Recommended Action

- RA1.4** To continue to provide a well-maintained village hall with up-to-date facilities for the use of parishioners and outside organisations
- RA1.5** To investigate the possibility of providing an area to be used as a drop-in centre and an additional meeting area.

Action Plan **AP1.4 Maintenance**

<i>Objective</i>	To ensure that the condition and facilities of the pavilion do not fall behind modern standards.
<i>Why</i>	A well-maintained village hall provides a focus for the community. 44% of the survey respondents felt that the hall should be upgraded and maintained to a good standard.
<i>How</i>	To investigate the formation of a sub-committee or hall users group to report back to the Parish Council to assess general maintenance and monitor costs involved on an ongoing basis.
<i>Who</i>	Bow Brickhill Parish Council and user group sub-committee.
<i>When</i>	Formation of a sub-committee as plan is published. Ongoing monitoring and review of standards.

Action Plan AP1.5 Drop-in Centre

<i>Objective</i>	To provide a centre for the use of parishioners, especially the elderly, to meet together on a weekly basis.
<i>Why</i>	A drop-in centre would improve community interaction and provide a social amenity particularly for the elderly. 34% of respondents indicated that they would be willing to support this.
<i>How</i>	Sub-committee to investigate the feasibility of providing an area to be used as a drop-in centre and as an additional meeting room. Investigate local funding for pavilion improvements.
<i>Who</i>	Bow Brickhill Parish Council and hall sub-committee with grant funding.
<i>When</i>	Investigation as soon as committee formed. Timescale for set up 2-3years.

THE PLAY AREA AND PLAYING FIELD

The children's play area and playing field that surround the pavilion are managed by the Parish Council on behalf of the village.



The playground which is enclosed by wooden fencing has a range of play equipment suitable for young children and in 2007 a large pod swing and a climbing frame and wall were added which are designed for older children. It is well used and a popular area for the young in the village and a useful facility for those with children hiring the pavilion.

The playing field area is approximately 6 acres and the village show was held annually here for many years. In the past both cricket and football have been played on the field. At present AFC Brickhill Rangers football club have a contract to play and maintain the field in conjunction with the Parish Council.



THE WHEATSHEAF

The original Wheatsheaf public house was a thatched building dated circa 1600 which was burnt down. The site remains listed and the present Wheatsheaf public house was re-built and is owned by Charles Wells Brewery, who quote: "A village pub offering 'good value for money' pub food and games sections. Real Ale"



Findings

From the consultation process the main suggestions for improvement were regarding refurbishment and redecoration. There were requests for more variety in entertainment and a more extensive menu, including meals served in the evening as well as at lunchtime and these suggestions have already been taken up by the present landlord.

A VILLAGE SHOP

There are no shopping facilities in the village at the present time. The last general stores and post office closed in 1988 and although a small village shop re-opened in 1991 on a different site this too closed shortly after. There is a milk and fresh produce delivery service available. Large out of town supermarkets have contributed to the decline in small rural shops with the main question being how can village shops attract sufficient custom to maintain viability? Community ownership is often the only possible option for villages wishing to retain or introduce a local shop. The consultation process identified strongly the need for a shop in 88% of questionnaire respondents with 65% of those stating they would use it regularly if such a facility were available. 75% would also use a post office if visitation could be arranged.

Recommended Action

RA1.6 To research the viability of providing a community based shop

Action Plan AP1.6

<i>Objective</i>	To provide shop facilities within the village, particularly for the elderly and for those with transport difficulties.
<i>Why</i>	88% of respondents identified with the need for a shop. A community shop would foster a sense of local spirit and if owned by the community it might be used more, be more viable and any profit could be fed back into the village.
<i>How</i>	Research viability by contacting associations dealing with the setting up of community shops and investigate premises, funding sources, commitment required and management.
<i>Who</i>	Working group sub-committee and Bow Brickhill Parish Council. Village Retail Services Association. Buckinghamshire Social Enterprise Network. Milton Keynes Council. The Post Office.
<i>When</i>	On formation of a working group.

SPORT, LEISURE AND RECREATION

The village at present has the following sports, social and recreation activities:

- Football club
- Youth club
- Brownies
- W.I.
- Bow Brickhill club
- Church Choir
- Preserve Bow Brickhill
- Line dancing
- All Saints Sunday lunch club
- Book group
- Buckaneers (model club)
- Carol singing
- School fireworks display

Other, less frequent, activities are the Autumn fair, roving supper, harvest supper, church bazaar.

From the responses given approximately 25% of residents take some part in village events or social clubs. There was a variety of suggestions as to additional clubs:

Village fete/show, cricket club, tennis, music, bowls/boule, drop-in club, cubs and scouts, rugby.

Approximately 25% of the residents who responded to these questions stated that they would be willing to assist in the organisation of some activity.

Recommended action

RA2.1 Bow Brickhill Parish Council to actively support and promote sport, leisure and social activities.

Action Plan AP2.1

<i>Objective</i>	To promote sport, leisure and social activities for the general well-being of the village residents.
<i>Why</i>	Improve the sense of community, health and well-being of residents
<i>How</i>	Interested parties should make themselves known to the Parish Council
<i>Who</i>	The Parish Council to have a sports and recreation open day so that all interested parties can meet and form action groups. Those groups should then take forward the formation of new sports, recreation and social clubs.
<i>When</i>	As soon as this report is published

PUBLIC TRANSPORT

"There is no public transport to speak of"

"There is not enough public transport for the residents to be able to use it successfully"

Findings

Only a small proportion of villagers (20%) use the limited bus service to the village. If a more frequent and regular service were provided this percentage would possibly rise to 59%. Only 37% would not use the bus even if services were to be increased.

By contrast, the train service which provides a much more frequent service is used by 47% of villagers. Again, if an improved service were provided the percentage increases possibly to 73%. Only a small proportion (20%) would not use the train even if services were to be improved.

Annual rail passenger usage

2002/03 *	24,928
2004/05 *	22,415
2005/06 *	19,336
2006/07 *	26,993

* Annual passenger usage based on sales of tickets in stated financial year(s) which end or originate at Bow Brickhill, from *Office of Rail Regulation statistics*.

Recommended action

RA3.1 Set up a Local Transport Action Group to investigate ways and means of improving local transport and the destinations it serves.

Action Plan AP3.1

Objective To improve the frequency of public transport from the village to a wider range of destinations.

Why There is a significant wish for improvements to both bus, and in particular, train services.

How Set up a Local Transport Action Group to identify options to provide improved and viable public transport.

Advise bus and train companies of additional wants and needs. Liaise with Milton Keynes Council, STARS ('Sustainable Transport and Road Safety Forum') and relevant bus and train companies for guidance on how local transport needs can be met.

Who Parish Council to set up a village Local Transport Action Group
Milton Keynes Council
STARS
Local bus companies
London Midland train company
Bedford to Bletchley Rail Users Association

When As soon as this report is published.

The Community Rail Partnership Officer has stated a desire to get as many stations as possible on the Bedford – Bletchley line adopted by local communities.

HOUSING AND DEVELOPMENT

HOUSING AND DEVELOPMENT IN BOW BRICKHILL

*"I would not like to see yet another village ruined by new builds."
"It's fine as it is."*

Background

The Bow Brickhill Parish includes land up to the railway line and considerable woodland. Part of the south side of the village is within a designated Area of Attractive Landscape (one of only two in the Milton Keynes Borough).

The village of Bow Brickhill was last defined in "A Plan for Bow Brickhill", approved and adopted by the Planning Committee of the Borough of Milton Keynes on 17th November 1982. This plan included a Village Envelope map which defined the village boundary.

Housing in Bow Brickhill is currently controlled by the replacement Milton Keynes Local Plan, which is in force until 2011. The South East Plan is expected to be implemented at the end of 2008 and this may alter the Milton Keynes Plan.

The only significant development which currently has approval is Blind Pond Farm which has been given outline planning permission for 25 dwellings at a specified density, of which 30% have to be affordable. An unsuccessful attempt was made by the developers to substitute the field next to the Pavilion car park for the previously approved Blind Pond Farm site.

Findings. In the Parish Survey, 68% of villagers said that they did not want to see more housing development within Bow Brickhill. 20% did wish to see more development, but many of these respondents added limiting comments. The main concerns expressed were:

- Development should be stopped or limited, such that the village does not coalesce with Milton Keynes.
- Development should be in keeping with the rural character of the village.
- Development should be on infill and brown field sites.
- Suitable housing for the elderly and affordable housing for youngsters is lacking.
- The Blind Pond Farm development was specifically mentioned as being acceptable by a few respondents.

Recommended Action

RA4.1 Confirm the 1982 Village Envelope map as constituting the planning definition of "the village". This allows local bodies, developers and villagers alike to be clear on what falls within, and without, the village boundary, and for the Parish Council to respond to planning applications in a consistent and predictable manner:

- Applications for multi-dwelling development within Bow Brickhill should be opposed.
- Applications for infill development should be considered on their individual merits. A total ban on building is unrealistic but the majority of respondents want no further development.
- The Blind Pond Farm development should be monitored to ensure it integrates well with the existing village and its rural nature.

Action Plan AP4.1

Objective To oppose inappropriate development within and adjacent to the village envelope that would in any way compromise the nature of the village.

Why A large majority (68%) of villagers do not want any more housing development.

<i>How</i>	See 'Recommended Action' above.
<i>Who</i>	Parish Council Preserve Bow Brickhill Milton Keynes Council
<i>When</i>	Immediate and ongoing.

AFFORDABLE HOUSING IN BOW BRICKHILL

"Almost all of the village children from the 70s/80s have had to move away because of lack of affordable housing"

Background The South East Plan for this area recommends a 30% proportion of affordable housing. This will be applied to any housing development at Blind Pond Farm.

Findings The Parish Survey showed that 34% of residents wanted affordable housing but a considerably larger 54% opposed it. This was in agreement with the opposition to village development in general (68%).

Those who supported this type of housing were concerned that affordable development should be kept for the villagers themselves, and development should be limited and fit in with the village. There was some dispute as to how to provide affordable housing. It was considered

- Difficult to keep a property affordable in the long term unless rented.
- Debateable whether to provide rented, for sale, shared ownership, or housing association properties
- Development should be mixed.
- There are associated problems with traffic and infrastructure.

9% of respondents had a member of the family with a need for this type of housing and a few comments implied a future need. Some respondents supported the Blind Pond Farm development if it included affordable housing.

Recommended action

RA4.2 Bow Brickhill Parish Council to review the current situation, quantify the need, and apply this when considering planning applications. However the strong opposition to any development in the village is a major consideration.

Action Plan AP4.2

<i>Objective</i>	To control affordable housing development, to meet the needs of existing residents.
<i>Why</i>	54% of residents do not want any more affordable housing at all in the village, but 34% do want some. Approximately 10% of respondents had a need now or foresee one in the future.
<i>How</i>	The questionnaires provided a rough survey, but a detailed housing needs survey should be obtained.
<i>Who</i>	Bow Brickhill Parish Council
<i>When</i>	within the next 5 years.

EXPANSION OF MILTON KEYNES

"Bow Brickhill is a village surrounded by outstanding countryside NOT a district of a city."

Background

The South East Plan is the government's regional framework that will control the housing and infrastructure in the Milton Keynes area to 2026. The South East of England is divided into sections and E8 is Milton Keynes and Aylesbury Vale. Within this area there will be a Milton Keynes Local Development Plan. The South East Plan is now in the process of revision, so the final plan should receive government approval in due course. The Milton Keynes South Midlands Sub-region Statement carries proposed planning assumptions to 2031.

The 2001 census recorded the population of Milton Keynes as 184,506, including Newport Pagnell. The target is to accommodate a population of over 300,000 by 2031. The expansion will occur in the existing urban area by increasing the concentration and by some expansion into adjacent rural areas. Bow Brickhill village is surrounded by fields and woodlands and its rural nature is in stark contrast to the urban landscape of Milton Keynes.

Marston Vale, on the east of the M1 motorway, is the site of one of the government shortlisted eco-towns with a proposal for 15,000 new homes. This may have traffic implications for Bow Brickhill.

A land bank promotion by European Land Sales has led to a field on the south of the village (with no current road access) being owned by a large number of property investors. This land is subject to Article 4 Direction which prohibits even minimal development such as fencing without planning permission.

A group of developers entitled the Bow Brickhill Development Consortium propose a large development between Bow Brickhill, Woburn Sands and the railway line, although they do not own or control all the land in their proposal.

Findings

78% of residents were concerned that the growth of Milton Keynes would affect the village for the worse, while 12% were not. This was obviously an area of huge concern as nearly half of the surveys had comments on this topic. There was concern that the village would lose its identity if developed or linked with Milton Keynes estates, Woburn Sands or Bletchley. Land-grabs by developers and the large new development in Woburn Sands were both mentioned as problems. Only a few of the comments were positive.

Recommended action

RA4.3 Bow Brickhill Parish Council to monitor the implementation of the South East Plan and the Milton Keynes Development Plan, and the implications of these for the village. All planning applications adjacent to or in proximity to the village envelope must be opposed in order to maintain the village's identity and rural character.

Action Plan AP4.3

<i>Objective</i>	To maintain the village's independence, rural nature and size.
<i>Why</i>	78% of residents are worried that Milton Keynes building will negatively affect the village and may ultimately lead to coalescence.
<i>How</i>	By monitoring the progress of the South East Plan and specific planning proposals and interceding wherever possible to maintain separation between Bow Brickhill and other communities.
<i>Who</i>	Parish Council Preserve Bow Brickhill
<i>When</i>	Immediate and ongoing.

CONSERVATION AND ENVIRONMENT

RURAL ENVIRONMENT

The residents of Bow Brickhill greatly value being part of a village environment and generally are anxious for it to remain so. They enjoy the countryside around the village particularly the hill and woods. The hill is an Area of Attractive Landscape (AAL) as designated in the original Buckinghamshire County Structure Plan and abuts the Bedfordshire County Council's Area of Great Landscape Value. 95% of villagers said that future developments should be controlled in order to preserve the attractive views over open countryside. 52% said that an application for an Area of Outstanding Natural Beauty (AONB) should be considered; whilst 66% felt that the whole village should be a Conservation Area. 82% felt that at least the sandstone walls (an identifying feature of the village) should be considered for special preservation.

Recommended action

RA5.1 Bow Brickhill Parish Council to promote and preserve the attractive rural environment by opposing any proposed removal of the current AAL designation and resisting any developments or inappropriate planting in the village that would obscure, or have the potential to obscure, public views.

Action plan **AP5.1**

<i>Objective</i>	To promote and preserve the attractive views from Bow Brickhill and of Bow Brickhill for all to enjoy.
<i>Why</i>	The majority of villagers wish to protect and maintain the attractive rural environment in Bow Brickhill to be enjoyed by all.
<i>How</i>	Resist any housing developments or inappropriate planting in the village that would obscure views. Explore the possibility of the village or part of the village being designated as an Area of Outstanding Natural Beauty. Explore the idea of designating the village or part of it for Conservation Area status.
<i>Who</i>	The Parish Council to set up a working group to consult with: Milton Keynes Council Bedford Estates
<i>When</i>	As soon as this report is published

FOOTPATHS AND BRIDLEWAYS



There is an existing network of public, permissive and rights of way paths and bridleways around the village and in the woodlands. Some of these lead eventually to long distance paths i.e. The Greensand Way and the Grand Union Canal tow path. Neglect and low maintenance makes some of these paths difficult to pass at certain times of the year. 85% of residents use these paths and would like to see an improvement in the maintenance and the possibility of extending the Redway system to neighbouring communities for the benefit of cyclists.

Recommended Action

RA5.2 Set up a working party in consultation with Milton Keynes Council and Bedford Estates to:

- Formalise cycle routes.
- Repair kissing gates and stiles
- Build causeways on sections of paths

- Renew all footpath/bridleway signs
- Cut back encroaching undergrowth
- Explore the idea of dedicated cycle ways within the woods and connections to other neighbourhoods

Action plan AP5.2

<i>Objective</i>	To improve and develop walking, horse riding and cycle riding facilities in the village environment and the surrounding areas.
<i>Why</i>	85% of villagers use the paths and would like to see them improved and developed.
<i>How</i>	Form a working group to survey the existing footpaths and tracks to identify areas which need maintenance and areas which could be dedicated areas for cyclists. Provide a report to the Parish Council.
<i>Who</i>	Parish Council to set up working group to consult with Milton Keynes Council (Rights of Way), Bedford Estates, Cyclists.
<i>When</i>	As soon as this report is published.

PLANTING AND LANDSCAPING

Some landscaping has taken place during the past few years; this includes daffodil planting, box hedge plants on grass verges and the gateway planters. There are many opportunities to do more.

Recommended Action

RA5.3

Action plan AP5.3

<i>Objective</i>	To form a programme of planting and landscaping to improve and enhance the open areas of the village and implement it
<i>Why</i>	Residents have put forward a range of ideas for the planting plan.
<i>How</i>	To form a working group: ➤ To identify areas for landscaping and planting ➤ To collate ideas which have already been put forward in the parish survey
<i>Who</i>	Parish Council to invite villagers to set up a working group responsible to the Parish Council.
<i>When</i>	As soon as this report is published.



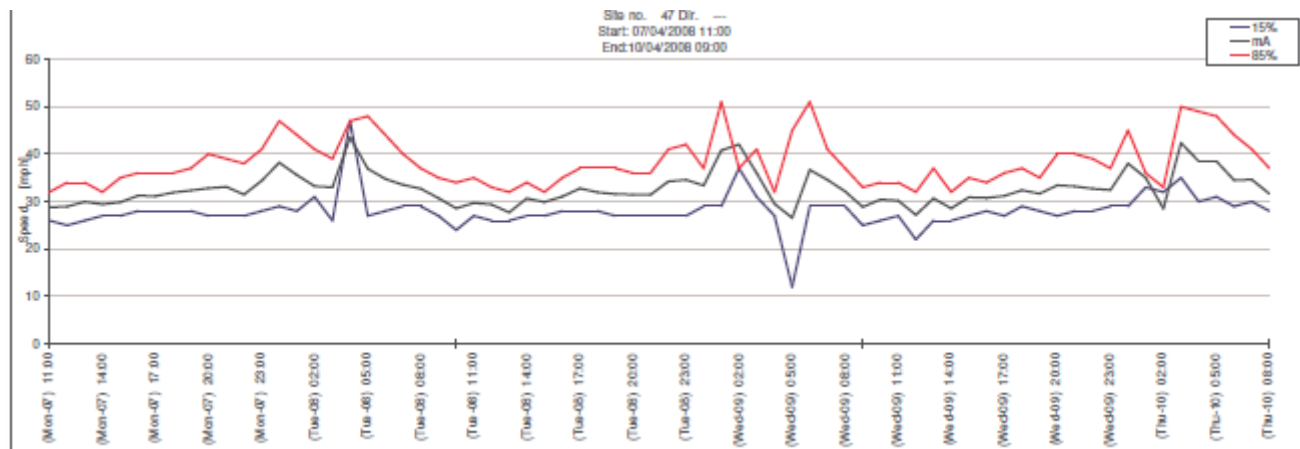
TRAFFIC, ROADS, PAVEMENTS AND PARKING

TRAFFIC VOLUME, HEAVY GOODS VEHICLES AND SPEEDING

"Heavy and not so heavy goods vehicles shake our house"

"HGV's should be banned or diverted"

"Ideally Station Road should be made a no through road"



Graph from SID from 11.00 am 7/04/2008 to 09.00 am 10/4/2008 showing speed variations. Traffic volume 4,300 vehicles daily, average speed 33 mph with 20.5% being 5 mph over speed limit.

	Feb-07		Sep-08		percentage increase	
Station Road	East	West	East	West	East	West
Flow 24 hr	4351	4142	4509	4370	3.63%	5.50%
% HGV	0.69	0.63	0.82	0.73	18.84%	15.87%
average speed	30.9	29.8	30.5	31.3	-1.29%	5.03%
85 percentile speed	35.1	34	35.1	35.3	0.00%	3.82%
Church Road	North	South	North	South	North	South
Flow 24 hr	315	296	366	336	16.19%	13.51%
% HGV						
average speed	19.5	20.2	19.6	20.7	0.51%	2.48%
85 percentile speed	25.5	25.7	25.7	26.2	0.78%	1.95%

Findings: the volume of traffic through the village was identified as a major concern by 91% of villagers in the parish survey. The volume of traffic has been exacerbated by the opening of the Stoke Hammond by-pass and will undoubtedly be affected by the continued development of the former Plysu site in Woburn Sands. 88% of villagers felt that HGV's through the village are a problem and 93% that speeding traffic is a problem. The Parish Council have arranged annual surveys of traffic through the village and these have been carried out by Milton Keynes Council. Although they show a substantial increase in traffic flow, the percentage of HGV's to total traffic volume does not meet Milton Keynes Council's criteria to prompt them to take any preventative action.

Various traffic calming suggestions produced the following opinions from the parish survey:

- 74% of villagers would like to see road narrowing implemented at the approaches to the village
- 78% would like a speed limit of 20mph by the school
- 60% were in favour of chicanes with one way priority
- 93% would like to see a weight limit restriction on the main road through the village

Other popular suggestions not specifically mentioned in the survey questions were the use of speed cameras, more frequent use of the SID sad/happy face signs and villagers parking in the road, rather than on the pavements.

Recommended Action

- RA6.1** Bow Brickhill Parish Council in consultation with Milton Keynes Council will promote the introduction of effective traffic calming measures in order to reduce the speed of traffic through the village.
- RA6.2** Bow Brickhill Parish Council in consultation with Milton Keynes Council will promote the introduction of measures to deter HGV's from using the village roads.

Action plan

AP6.1 Traffic Calming

<i>Objective</i>	To introduce traffic calming measures to reduce speeding traffic through the village
<i>Why</i>	93% of villagers indicate that there is a problem with speeding traffic through the village
<i>How</i>	Investigate the potential effectiveness of the more popular control measures identified in the survey. Implement preferred effective option.
<i>Who</i>	Working group led by the Parish Council Milton Keynes Council
<i>When</i>	Immediate for research 2009 implementation

AP6.2 Deterring HGV's

<i>Objective</i>	To introduce measures to deter HGV's from the village roads
<i>Why</i>	88% of villagers indicate that there is a problem with HGV's through the village
<i>How</i>	Negotiate with Milton Keynes Council regarding introduction of weight restriction on the C174
<i>Who</i>	Bow Brickhill Parish Council Milton Keynes Council
<i>When</i>	Immediate for negotiations 2009 implementation

PARKING ON PAVEMENTS AND VERGES

"Parking helps to reduce traffic speed. Restrictions will encourage faster traffic"

"Suggest enforcement of no pavement parking by police"

Findings

Parking on pavements and verges is considered to be a major problem in Station Road by 79% of villagers and 75% consider parking to be a problem at the bottom of Church Road, particularly at school and pre-school drop-off and collection times. However 76% of villagers were not in favour of parking restrictions at the bottom of Church Road.

Possible suggested remedies produced the following opinions from villagers:

52% would like to see the raising of kerbs along the pavement from the junctions of Station Road/Church Road to the junction of Station Road/Downs View.

76% would like to see the planting of flowers on the grass verges in Station Road, in addition to the daffodils currently planted.

Recommended Action

- RA6.3** Bow Brickhill Parish Council to initiate and promote with Milton Keynes Council the raising of kerbs on Station Road between its junctions with Church Road and Downs View.
- RA6.4** Bow Brickhill Parish Council to promote a programme of planting and landscaping of the verges in Station Road.
- RA6.5** Bow Brickhill Council to liaise with the school with a view to deterring parents from parking on the pavements around the school and at the bottom of Church Road.

Action plan

AP6.3 Parking on pavements in Station Road

- Objective* To introduce measures to deter car drivers from parking on pavements in Station Road
- Why* 52% of villagers indicate that they would like to see raised kerbs in Station Road between its junctions with Church Road and Downs View
- How* Negotiate with Milton Keynes Council regarding the raising of kerbs on Station Road between Church Road and Downs View
- Who* Bow Brickhill Parish Council in conjunction with Milton Keynes Council
- When* Immediate for negotiation
2009 completion

AP6.4 Parking on verges

- Objective* To implement a programme of planting and landscaping to enhance the village and to deter car owners from parking on verges
- Why* 76% of villagers would like to see the planting of flowers on the verges in Station Road.
- How* Form a working group to recommend low maintenance flower planting and landscaping of the verges in Station Road
- Who* Parish Council to set up a working group
- When* Immediate for negotiations
2009 completion

AP6.5 Parking at bottom of Church Road

<i>Objective</i>	To encourage parents to park at the pavilion and walk their children up to school or start a 'walking bus' scheme
<i>Why</i>	75% of villages consider parking at the bottom of Church Road to be a problem
<i>How</i>	Liaise with the school regarding encouraging parents to park at the pavilion rather than on the pavements near the school or at the bottom of Church Road.
<i>Who</i>	Bow Brickhill Parish Council, the Police and the school
<i>When</i>	Immediate

MAINTENANCE OF THE VERGE/BANK IN CHURCH ROAD

"Bank in Church Road needs attention but please do not make it too urban."

Findings

48% of villagers felt that the maintenance of the verge/bank in Church Road is a problem and 77% were in favour of a programme of verge/bank maintenance in Church Road as applies to Station Road.

Recommended Action

RA6.6	Bow Brickhill Parish Council to extend the landscaping contract to include the maintenance of the verge/bank in Church Road.
--------------	--

Action plan

AP6.6 Maintenance of verge/bank in Church Road

<i>Objective</i>	To enhance the appearance of the village by incorporating the maintenance of the verge/bank in Church Road into the current landscaping contract
<i>Why</i>	77% of villagers were in favour of a programme of verge/bank maintenance in Church Road as currently applies to Station Road
<i>How</i>	Review current landscaping contract
<i>Who</i>	Bow Brickhill Parish Council
<i>When</i>	When current landscaping contract is re-negotiated.



WHAT THREE THINGS SHOULD BE IMPROVED IN THE VILLAGE?

The survey questionnaire asked the question "What three things should be improved in the village?"

As an adjunct to the proposals above the following information given in the survey report is repeated as food for thought.

From a possible 780 answers there were 331 instances of no answer given. **The most response concerned the traffic through the village**, with 98 requests that traffic be improved. The requests concerned: traffic volume reduction, speed reduction, traffic calming measures; reduce HGV traffic by weight restriction or similar measure and reducing the weight and amount of traffic on Church Road. 41 responses just mentioned traffic in general with the rest being more specific: 10 asked for traffic calming, 13 for a speed reduction, 5 for a reduction in volume, 3 for restriction of HGV traffic, 2 to ban HGV and 3 to reduce the weight limit of HGV and 2 to ban HGV completely. Other requests were for reduction in traffic on Church Road, for chicanes or other traffic calming measures and requests for traffic control or management.

The next most popular request, 94, was for a **new shop**, with some requests for a post office or café to be included.

49 response requested **an improvement in parking**, with 19 of these being specific. Most specific was to prevent parking on pavements/verges, followed by more considerate parking, and then parking on every road in the village, parking for school, church and recreational facilities. 26 people requested that the **pub** be improved, 1 of which mentioned pub food and another requested that "a broader cross-section of society to meet there". 2 people requested that it be improved inside and out.

24 requests were made to **improve public transport**, 13 of which were non-specific, 9 asked for an improved bus service and the others were for a rail link between Milton Keynes and Oxford and improved rail link to the main line.

33 responses concerned **the community** with the general feeling that everyone should take a more active role in their community. There were requests for a welcome pack for newcomers to the village, increased help for both the young and old of the village, more village events and activities, encourage tidiness and help clear footpaths and the woodlands.

19 responses concerned the **green areas** of the village with requests for more planting, more greenery, provide allotments, prune and tidy areas, especially the hedgerow on Church Road. Requests were made to remove or change the planters at each end of the village and to have flower baskets.

13 responses concerned **roads**, requesting more maintenance, replacing the village signs and more warning signs on Church Road.

8 responses concerned the **pavilion**, requesting more facilities and more activities.

The Parish Plan is only a beginning and can only work with your help and active support.

ACKNOWLEDGMENTS

The Parish Plan Steering Group

James Byles, Claire Cornish, Diana Kesterton,
Kay Leeming, Andrew Malleson, Martin Robinson,
Sally Robinson, and Alistair Twigg

The Parish Council for encouragement and financial support

Francis Gomme and Sarah Allwood from Buckinghamshire Community Action who attended the first village meeting and provided guidance on the starting process

Jan Phillips, Milton Keynes Council Regeneration Co-ordinator who helped to secure funding from the Government Office for the South East on the Rural Social Communities Programme

New Bradwell Reprographics for printing the survey analysis

Stephen Agambar of Great Brickhill Parish Plan Steering Group for help and advice

Aerial view of All Saints Church by Microsoft Live Earth

All parishioners in Bow Brickhill who attended public meetings, the open day, and completed the questionnaire

The All Saints Parochial Church Council for the use of the Church Hall

Sue Malleson for her photographs and Stuart Leeming and Paul Chaplin for the aerial photographs

Gill Cannell, John Wales and Alan Wilkins for helping deliver and collect questionnaires

Andrea Spurdle and Mary Preen for proof-reading

For further information on the plan contact
The Parish Plan Steering Group
01908 372032

For further local information visit the village website
www.bowbrickhill.com

For Parish Council matters please contact
The Parish Clerk
07904 339391
bowbrickhill.clerk@jdsummerfield.com

A large print version may be requested from the Steering Group

Printed by Pepberry Print and Packaging
January 2009

MAP OF THE PARISH

Crown Copyright. Image reproduced with permission of Ordnance Survey and Ordnance Survey of Northern Ireland

