

# Maiden Bradley



## Parish Plan 2005

# Maiden Bradley Parish Plan

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Cover aerial photo of Maiden Bradley courtesy of Jim Downes' web site,  
[www.maidenbradley.freeuk.com](http://www.maidenbradley.freeuk.com)

## About the Parish Plan

The Government wants local communities to take more control of their own lives, by saying what they want done for their neighbourhoods and how they intend to set about doing it. A Parish Plan, says the 2000 White Paper *Our Countryside – The Future*, should 'identify key facilities and services, set out the problems that need to be tackled and demonstrate how distinctive character and features can be preserved'.<sup>1</sup>

Why bother? The reason, we are told, is that if we have a Parish Plan then we have a means of ensuring that local government will take notice of our wishes. Our own Parish Council can use a Plan to guide its activities, and both Wiltshire County and Salisbury District Councils can be counted on to respect our views. A Plan is not a set of hard and fast conditions that must be followed, but if it provides a clear statement of the views of the community then such views press heavily on the local bodies that take decisions affecting our lives.

The initiative for a Parish Plan came from the Parish Council, but in line with guidance from the Countryside Agency the Council sought local support for the formation of a separate group to take the task forward. A Parish Plan Working Group was formed in 2004 and, chaired by Patrick Nixon, got down to serious work early in 2005. Three initial tasks were identified –

- Prepare and circulate a questionnaire to all adult residents of the Parish, the results from which would form the core of the Parish Plan;
- Carry out a consultation with young people in the community; and
- Seek the views of local businesses.

These would provide the information and evidence for a first version of a Plan that could then be circulated for consultation.<sup>2</sup>

The questionnaire<sup>3</sup> was drafted by the Working Group<sup>4</sup>, and delivered to every household at the same time as the monthly Parish News. Spare copies and a box for responses were prominently displayed in the Village Shop, and members of the Working Group were available to offer help if needed. Various ways were used to encourage parishioners to reply, and we have responses from 132, about half of the adult population.<sup>5</sup> The Working Group considers this to be an excellent level of response, and a secure basis for gauging the views of the adult community.

The consultation with young people has been less formal, and more closely focused on matters of direct interest to them, especially concerning their leisure opportunities. Businesses have contributed mainly to a clearer understanding of the employment scene in the Parish.

A consultation draft of our Parish Plan was circulated in paper form in late May 2005 to every household in the Parish, and to a wide range of other interested persons and organisations, with arrangements for providing feedback on paper, verbally or by email. It was available electronically on request.<sup>6</sup> We have been helped in this by the links established with key groups outside the Parish (e.g. with the County and District Councils, both staff and elected members) in the context of ongoing matters such as traffic on the B3092, planning, fund raising Village Hall developments, and the Mere and District Community Plan.

A parish meeting was held in June 2005 to discuss the draft, and there was a large attendance. It was agreed that the draft did justice to the views and aspirations of parishioners, and subject to a few

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<sup>1</sup> The main documentation for Parish Plans is a guidance pack from the Countryside Agency (CA122, July 2004). Much information and exemplars can be found on [www.countryside.gov.uk](http://www.countryside.gov.uk).

<sup>2</sup> See the annex 'Developing our Parish Plan' for a more detailed statement of methodology and actions.

<sup>3</sup> A copy of the questionnaire is available by email from [bryan.glastonbury@virgin.net](mailto:bryan.glastonbury@virgin.net).

<sup>4</sup> One member of the Working Group is a professional researcher, and he took the lead on questionnaire design and data analysis.

<sup>5</sup> All responses were made anonymous, and the Working Group followed guidance received from Community First on how it should ensure observance of the Data Protection Act.

<sup>6</sup> The Parish Council decided, after taking note of views from Wiltshire's Community First, to seek to produce the Plan from our own resources with funding from the Parish Council, rather than apply for a Countryside Agency grant.

extensions and clarifications should go forward as the Parish Plan. Comments on the draft have also been received from Wiltshire County Council and Salisbury District Council. These have guided some of the revisions.

With the production of our Parish Plan the task of the Working Group is completed. The Plan is now handed over to the Parish Council, with the recommendation that it acts quickly to set up a new ongoing group, perhaps as a Committee of the Parish Council, to take forward the recommendations that parishioners have made.

## Our Parish

Maiden Bradley is a small parish in Wiltshire close to the Somerset Border. It takes in the Village and a number of small surrounding settlements, mainly farms. It is a very old parish, referenced in the Domesday Book. For part of its life it was best known for its Priory and hospice for women of good birth suffering from leprosy. Later it became the focal point for the workers on the Duke of Somerset's estates and in the Duke's family home, and in these decades it reached its largest size. However, the parish as we now know it dates from the period after the Second World War, when some of the Estate's farm land and many of its dwellings were sold. The population recorded in the last (2001) census is the same as that for 1971 – 335.<sup>7</sup>

Administratively Maiden Bradley is part of Wiltshire County Council; at the northern end of the area covered by Salisbury District Council; and for the purposes of community development part of Mere and District. The formal name of the Parish Council is 'Maiden Bradley with Yarnfield', but there is no longer a separate Yarnfield community, and for most practical purposes the name is disregarded. The nearest towns are Frome (Somerset) and Warminster (West Wiltshire), and nearby village communities to the North, East and West (e.g. Horningsham, Trudoxhill) are not part of Salisbury District. So in some ways Maiden Bradley is, and feels itself to be, at the boundary of several local government areas, and on the outer periphery of its own District Council.

Our location sandwiches us between two major national tourist attractions. Three miles to the north is Longleat, with its Safari Park, and Center Parcs holiday village. A similar distance to the south is the National Trust property at Stourhead. The B3092 runs through Maiden Bradley, and links these two sites, but is also a 'rat run' for HGV traffic between industries to the north (around Frome, Bath, Bristol, etc.) and places south and along the A303.

We are a Conservation Area, and form part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). There are 23 listed structures in the Parish, with All Saints' Church having a Grade 1 listing.<sup>8</sup> Three areas, Brimsdown Hill, Bradley Wood and Long Knoll, are Sites of Special Scientific Interest (SSSIs).

We have many of the traditional features of a small parish, such as the pub and shop. We retain a strong agricultural focus, but also have some local small businesses, such as timber sales and building, and Bradley House is used for a variety of events. As well as this local employment, many residents commute to local towns. The parish has an active social life, much of it centring on a large number of clubs and associations.

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<sup>7</sup> For more of the history of Maiden Bradley there is *A History of Maiden Bradley* (1997) by Hugh Kitching, and *Memories of Maiden Bradley* (2004) by Don Newbury. The latter is a personal memoir of the 1920s. Both are available via the Maiden Bradley Historical Association (contact Dr. Ian Henry, 76a High Street, Maiden Bradley). There are also some useful web sites, including [www.maidenbradley.freeuk.com](http://www.maidenbradley.freeuk.com), which is run by a local person, Jim Downes, and contains history, photos and maps. The County and District sites, [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) and [www.salisbury.gov.uk](http://www.salisbury.gov.uk) are also worth pursuing.

<sup>8</sup> See annex 1 for details of listed buildings in the parish.

## **Our Vision and Priorities**

This section summarises what is given in more detail in the rest of the report.

### **The vision –**

These are the things most of us (two thirds or more) want to see in Maiden Bradley –

- A general approach focusing on conservation and restoration
- Continuation as a primarily agricultural community
- A solution to the traffic problem
- Better facilities for leisure, especially for children and young people, including a new Youth Club building and updating the Village Hall
- Restrictions on new building, whether dwellings or places of employment
- More flexible public transport
- A thriving Pub and Village Shop
- Protection of open spaces
- A continued focus on good quality work by the Parish Council
- Successful job-making ventures at Bradley House, linked to promoting more tourism

These are some other things most of us appreciate –

- Our places of worship
- The Parish News
- Our clubs and societies
- Our local policeman

### **Our Priorities –**

These are our top priorities for action -

- Traffic e.g. lorries, speeding and risk to pedestrians
- Community facilities e.g. shop, pub, village hall
- Facilities for children and young people
- Conservation and restoration

## Parish Facilities and Community Life

Parishioners were asked what they thought of a whole range of facilities and features that help to determine the quality of community life. They were also invited to pinpoint where improvements are needed and to suggest how these might best be handled.

The Walled Garden (of Bradley House) was the location for an unsuccessful planning application in 2004 for a composting unit (to serve several parishes as well as Maiden Bradley), public toilets and car parking. This was the latest of several ongoing ideas for the creative use of the Walled Garden.

### ***Our Views***

- We are content with some things – Pub, Village Hall, Church and Chapel, the monthly Parish News, the range of clubs and associations, but most of all the Village Shop, which is regarded as a parish treasure, and has gained national recognition as an exemplar of local co-operative action to retain a key resource.
- We have mixed feelings, though are on balance positive about school access and pre and post-school facilities, and about the level of support for older people.
- But we are less content with sports and recreation facilities, and leisure opportunities for younger people. There is strong support for seeking to develop a pitch and facilities for football and cricket.
- We oppose the location of a package of composting, toilets and car parking in the Walled Garden but a small majority favour a composting unit somewhere within easy reach.

### ***Some detail***

Most of the suggestions for improvements focused on the need to make better provision for the youth club and adult leisure, both in the vicinity of the recreation ground and youth club building (e.g. the building itself, skate board area), and by upgrading the Village Hall (e.g. Internet connection, sound system) so that it becomes a more attractive venue for young people. There is strong support for promoting football and cricket on the recreation ground, and some other sports also get a mention, like tennis, archery and bowls.

There is justifiable pride in achievements to date, especially for such a small community. The successful fund raising and development of a local shareholder group to retain a thriving Village Shop is frequently cited. More recently there is the success of the Village Hall and Church in gaining the resources to ensure their compliance with the Disability Discrimination Act. Other public premises may need to come onto this agenda.

Two caveats are sounded – our dependence on volunteers for many things (e.g. to help run the shop and swimming pool); and the possibly insecure tenure of the Village Shop premises. Regarding the Shop, one suggestion floated is to seek to build a new shop premises at the rear of the Village Hall.

If there is to be a composting unit there is majority support for delivering to the site rather than having a collection service.

Attitudes to car parking are covered in the section on Traffic and Parking. There is limited support for public toilets anywhere in the Parish except to meet the needs of the Church congregation.

### ***The Figures***

The % of 'good' ratings are –

Village Shop	98%	Parish News	87%	Somerset Arms	69%
Clubs	91%	Church / Chapel	81%	Village Hall	69%

In all instances most of the rest of us grade them as 'average'.

Majorities give a rating of 'average' for school access (52%), pre and post school facilities (53%) and support for older people (50%); and in all of these there are many more 'good' replies than 'poor'.

However, leisure facilities for young people has a majority (52%) saying 'poor'; and on sports and recreational facilities we are divided, with 30% saying 'good', 41% 'average' and 29% 'poor'. 78% said they would support the development of provisions for football and cricket.

69% opposed the Walled Garden composting package, and 25% supported it. A further 6% supported the composting element, but without one or both of the other components. Altogether 53% favoured a composting unit for the Parish, but were divided between those who wanted it in the Walled Garden (31%) and those who wanted it somewhere else (22%). If there is to be a composting unit then 60% prefer to deliver their waste to it, while 40% would like a collection service.

### **Actions**

- Prepare and cost a plan, and seek funding for development and ongoing upkeep, to enable sports, including football and cricket, to be played on the Rec.
- Plan, cost and seek funding for bringing youth club facilities up to date, including a new youth club building.
- Seek funding for specific upgrades for the Village Hall, using the list provided by the Village Hall Committee<sup>9</sup>.
- Encourage the Management Committee to review the options with regard to tenancy of the shop premises, and come forward with proposals.
- Parish Council to review the situation of premises that may need work to comply with the Disability Discrimination Act.
- Consider ways of increasing the flow of volunteers to help arrange and run parish activities.
- Parish Council to review and determine whether the composting unit idea has a future or should be removed from current consideration.

<sup>9</sup> The Village Hall Committee have identified the following –

Kitchen modernisation

Redecoration throughout (internally and externally) with replacement of defective windows.

Repairs to, or possible replacement of, roof although this doesn't appear to be leaking yet.

Relocation of stage to opposite end of the hall to allow performers to use the Jubilee Room as a dressing room without the need to exit through the rear door and re-enter via the kitchen as at present.

Upgrade stage lighting system.

Replace existing chairs with more comfortable ones.

Replace Brownie Hut with a new storage and activities facility.

Install ceiling fans to improve heating.

As reported, others have mentioned the need for a good sound system.

## Conservation and Restoration

Parishioners were asked about their general attitude to conservation, and invited to list where conservation and restoration was required.

### ***Our Views***

- We strongly support a conservationist approach to our parish, and have many candidates for ongoing restoration and maintenance.
- Many people stressed the need for new developments to be sympathetic to tradition.

### ***Some detail***

Maiden Bradley is not generally viewed as a 'pretty chocolate box' village, but as a settlement with a long history, many fine old buildings, a distinctive character, a proven ability to thrive as a community, and a superb rural setting. The wider Parish also has many fine farm buildings, one making use of the old Priory.

Restoration is viewed specifically as to do with buildings and parts of the Parish that are considered worth protecting, and where there is a need for ongoing upkeep, and sometimes action to prevent decline. Linked to this is the feeling that new developments should fit in well with these valued features, and should not dominate them.

Conservation also has a strong focus on the physical environment, but also overlaps into a strong wish to conserve community ways of life, and not to become simply a dormitory for people whose professional and social lives are elsewhere. The range of village activities, and levels of participation, are seen as impressive.

There are 19 listed buildings and a few other listed structures (see Annex 1), but some of the features most frequently mentioned on personal lists for restoration and protection are not listed. The most popular items are the Knapp and Fountain, Village Hall, Somerset Arms, Village Shop and Bradley House Walled Garden and Greenhouses.

### ***The Figures***

98% of us favour a conservationist approach to the preservation and change of Maiden Bradley.

### ***Actions***

- Parish Council to ensure that the very clear and near unanimous support for a conservationist focus is reflected in the policies and actions of all tiers of local government.
- Ongoing liaison with the Duke of Somerset over the creative use of the Walled Garden.
- Parish Council to set up and maintain ongoing information about the upkeep, preservation and restoration needs of our public areas and facilities.
- Parish Council to initiate approaches to see if some more valued features (e.g. Fountain, Village Hall mural) can be listed.

## Transport and Communications

Road communications have been a past feature of the development of Maiden Bradley, and what are now the small crossroads by the Knapp were once where North – South and East – West trunk routes crossed. Today our main road, the B3092, is not intended as a main road, and the rest of the local network are best described as country lanes. However, the Parish has direct road access to urban centres to the North (Frome, Bath and on to Bristol), South (Mere, Gillingham), and East and North East (Warminster, Westbury, Trowbridge).

Public transport exists but is limited. However, Wiltshire County Council is promoting a flexible bus service (Wigglybus), and will continue to develop this if there is demand. There is a Maiden Bradley chauffeur driven car service.

Rail links are various – Gillingham for the London line via Salisbury; Warminster for access to the mainline junctions at Salisbury and Bath / Bristol; or Frome for the Castle Carey to London line.

Telephone communications are mostly by fixed landline, since currently no mobile phone company offers reliably good signal strength across the area. Mobile signals can be found, but sometimes only by moving or going outdoors to reach them. Broadband internet connections became available in April 2005.

### ***Our Views***

- We are in many ways a self-sufficient community from the perspective of transport and communications.
- Most adults have access to their own road transport, and almost as many have a home Internet connection.
- Having your own transport is vital for many people to get to work.

### ***Some detail***

The numbers who use public transport are small. Many more of us say we would if it became more flexible, but some add that though this is a good intention, it might never be put into practice.

While we have widespread home access to the Internet, there is a lot of concern about the weakness of the mobile phone link. There is limited support for community provision of IT facilities beyond an Internet connection in the Village Hall for the use of clubs and associations.

There is a small group, mostly retired, who do not have access to their own transport and are dependent on public transport. Though numbers are small, they could become isolated if attention is not paid to their needs.

### ***The Figures***

92% of adults have access to their own road transport, and 73% use it regularly to go to work.

6% do not have their own transport, and 8% make use of public transport. A third of us (32%) say we would use public transport if it was more flexible, and a slightly higher number (39%) say they walk or bike wherever possible.

77% have an Internet connection at home, and 63% consider the advent of broadband to be important. 66% rate mobile phone reception important, and want it improved, but there is opposition to placing a visible mast near the Village.

Just 12% favour the provision of community IT facilities.

### **Actions**

- While noting that a high proportion of residents have access to their own transport and a high and rapidly increasing number have an Internet connection, we should continue to monitor and protect the situation of the minority who do not.
- We should investigate the potential for improving mobile phone signal strength while recognising that there could be strong opposition to any move to site a visually intrusive transmitter.
- The extent of Internet usage means that those currently dependent on paper communications (e.g. Parish Council, Parish News) should look into the scope for electronic versions. This should not be instead of paper communications for those who need them, but a means of increasing choice. See the section on Governance for more on this.

## Traffic and Parking

At the time this Parish Plan is being prepared there is an ongoing campaign to tackle the issue of heavy lorries and vehicle speeding on the B3092. This road (Church Street through the Village) is not designated as a trunk route for HGVs, but is used as a convenient link between the A36 / A361 to the North and the A303 to the South, so has become something of a rat-run.

Church Street currently has no pedestrian crossings, has blind corners for vehicles approaching from both directions, and has housing accessible either by narrow pavement or no pavement at all. Some other village streets (High Street and Kingston Lane) have no pavements.

Parking is allowed on all roads, though a number of properties have off-road parking accessible from the rear. Bradley House has its own parking facilities for events, as does the Village Hall. There is minimal parking for All Saints' Church, and the situation for occasional big events at the Church is not satisfactory.

### ***Our Views***

- As a community we are very concerned about traffic on the B3092, about the volume of lorries, speeding and the risk to pedestrians.
- In the absence or narrowness of pavements the concern for pedestrians extends to all streets in the Village.
- We strongly support the campaign to get a 7.5t weight limit on the B3092.

### ***Some detail***

We are less concerned about cars than lorries, and we recognise that some heavy traffic has business within or close to the Parish.

We have mixed views on parking. While some of us are unhappy with the extent of parking in Church Street, a larger number are not bothered by it, and some feel that cars parked outside the houses have the effect of slowing down through traffic. People living in Church Street and parking on the road side have concerns about damage from passing vehicles.

As well as supporting the 7.5t weight limit, there is emphasis on the need for further actions to take account of specific risk points (e.g. the crossroads and Kingston Lane junction), and times of high risk, especially when children are going to or from school buses. There is support for more and wider pavements, but views on additional street lighting are mixed, with some wanting it and others concerned with light pollution.

There is some support for additional parking to be provided for the Church and residents of Church Street, as well as for a few other locations (e.g. Rank, Village Shop). There is limited support for extra parking for Bradley House, unless it is within the House grounds.

As to where additional car parking might be located, the Walled Garden is the most frequently mentioned, followed by the area around the entrance to the Rec.

### ***The Figures***

General worry about through traffic is expressed by 96%, with 97% being concerned about speeding, 94% about lorries and 82% about the risk to pedestrians. 92% support the campaign for a 7.5t weight limit on the B3092.

A minority (40%) are bothered by the number of cars, and 39% by cars parked on village roads. Exactly a half of us say we would support extra car parking facilities for the Church, and slightly fewer (46%) for residents of Church Street. 21% feel Bradley House should have more parking space if it is needed, some of whom state that it should be within the grounds of the House. The rest of us have not shown opposition, but have chosen not to give a view.

### **Actions**

- Continue to work with Wiltshire County Council on the campaign for a 7.5t weight limit on the B3092.
- Continue to work with Wiltshire County Council regarding traffic calming and safety measures in Church Street and at the north and south crossroads, and in relation to pavements and pedestrian safety on all roads.
- Continue to campaign for action to reduce speeding through the Village.
- Continue to monitor car parking.
- Invite Parochial Church Council to investigate, make the case and establish the feasibility of car parking for the Church.

## Crime and Policing

Maiden Bradley is covered by policing from Mere. We have a named officer who spends time in the Parish, keeps in touch via the Village Shop, and is accessible by phone. Those who wish can receive a monthly Internet newsletter<sup>10</sup> offering advice and reporting on crime in the area. There is a Neighbourhood Watch scheme covering the Village, but this appears not to operate in surrounding farms.

We are in an area where the crime rate is considered to be low. Most reported crime is theft from vehicles or easily accessible buildings.

Prosecutions for traffic offences on the B3092 are few, but there is a general feeling amongst parishioners that policing should be much stepped up. This is because speeding is viewed as commonplace; the road is having to take much larger vehicles than it was designed for; and the risk of accidents.

### ***Our Views***

- Despite the assurances that we are in an area of very low crime, about a half of us are still bothered about the risk of burglaries, theft of or from vehicles and criminals coming in from outside the area.
- Most of us are content with the service we get from our local PC, though perhaps less happy with the extent of action to deal with traffic offending.

### ***Some detail***

A few recent offences have been solved and seen to have been committed by groups from e.g. Bristol, and this is why there is concern about outsiders. We are less overall concerned about local vandalism or anti-social behaviour, though some concern is shown about noise and the smoke from bonfires.

Some comment that they would like to see more of our local PC around the streets, would prefer a higher profile for Neighbourhood Watch, and would like to see speed cameras as part of a much more active approach to traffic offending.

### ***The Figures***

The percentages for those bothered by crime are 53% for burglaries, 48% for theft of or from vehicles, 54% about outsiders, 17% about anti-social behaviour (mainly bonfires), and 10% about vandalism.

79% of us are content with the service we get from our PC.

### ***Actions***

- Report findings to the Police and Neighbourhood Watch.

<sup>10</sup> To join the mailing list contact Mark.Steele@wiltshire.pnn.police.uk.

## Access to Services

We are not close to the main centres for health, education or social care services, but being close to the border between West Wiltshire and Salisbury districts, and between Wiltshire and Somerset, has the effect of enlarging choice.

Primary Health Care is provided from practices in Warminster, Bourton, Frome and Mere. A Bourton-based GP does a weekly surgery in Maiden Bradley, provides access to other primary care services (e.g. community nursing, health visiting), and his prescriptions can be sent into the Village Shop for collection. There are local (community) hospitals in Shaftesbury, Frome, Warminster and Westbury, offering outpatient services from consultants based at Bath and Salisbury district hospitals. Social care is organised from Trowbridge via a sub-office in Mere.

There is a pre-school group (Owlets) meeting in the Village Hall. For state education there is some choice. Young children from the Parish go to Whitesheet (Kilminster and Zeals), Crockerton or Horningsham primary schools. For older children a school bus runs to Gillingham, while some attend secondary school in Warminster.

### ***Our Views***

- Having your own transport is essential for most people to access health services, but less so for getting children to school, where school buses are widely used.
- The weekly surgery and prescription delivery is much valued, especially by those who do not have transport.

### ***Some detail***

The weekly Maiden Bradley surgery takes place in a private house, due to the kindness of the occupant. While this is greatly appreciated, it is assumed that this is unlikely to keep going long into the future, so there is concern about having a replacement premises as and when needed, rather than risk losing the primary care service.

### ***The Figures***

92% of us have our own road transport, but only 16% use it for going to and from school.

### ***Actions***

- Health and education services are not controlled locally, so in general terms our task is to keep a watching brief to ensure that the current range of choice is maintained.
- More specifically we can take measures to check that vulnerable people living in the Parish (e.g. those without access to transport) get whatever access they need; and be ready to offer help if / when the current weekly surgery arrangement has any difficulty.
- Parish Council to review the long term position of the GP surgery, and assess the viability of replacement premises when required.

## Young People

The sections on Parish Facilities and Access to Services have already provided some information about young people in the Parish, viewed from the perspective of the survey of adults. This section focuses mainly on the views of young people themselves.

Of the total population of the Parish about 60 are under 18, and those of school age go to a range of schools. Within the Parish there is a pre-school group, a youth club, and a linked outdoor swimming pool (summer only). Most activities for young people are run by and dependent on volunteer helpers.

The Parish has no football or cricket team, but the Rec offers the potential for these to be developed.

### ***Our Views***

- The adult survey showed that in the view of a majority the provisions for young people are an important weakness in community life.
- Young people (from the Youth Club) confirmed this view and identified the sorts of facilities they would like.

### ***Some detail***

Young people cited specifically the state of the Youth Club building as needing urgent attention. They also favoured a multi-purpose surfaced area (for 5-a-side football, tennis, netball, etc.); facilities for football and cricket; and either a Youth Club minibus or a village minibus that they could use. They felt that other village groups might do more in association with the Youth Club.

Some suggestions had been made that the Youth Club should be based in the Village Hall, but the open meeting to consider the draft Parish Plan clearly rejected this on two grounds, that the interior of the Village Hall is somewhat 'special' and needs protecting, and that young people needed their own place where they could create a rumpus.

Although a high priority need is to develop facilities for young people, there remains a challenge in protecting what we already have. The swimming pool is an illustration, where the shortage of volunteers to act as supervisors and the high cost of insurance have both been recent problems.

### ***The Figures***

Of adults, 78% supported the development of football and cricket facilities. 70% thought current provision for young people was poor or, at best, average. Views amongst those younger people consulted were unanimously in favour of actions for improvement

### ***Actions***

- Plan and cost options for improving / rebuilding Youth Club premises and facilities.
- Plan and cost the development of the Rec for football and cricket.
- Plan and cost for a surfaced area in the Rec.
- Investigate the potential for a village minibus.
- Ask clubs and associations to review their links with young people.
- Investigate with County and District Councils the potential for group insurance and maintenance

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policies for leisure facilities.

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## Jobs and the Local Economy

The pattern of employment in Maiden Bradley is diverse, with no dominant employer. Agriculture (farming and support services) is the largest block, but many other groupings are represented, including retail, building, teaching, services, administration, transport, skilled trades and the professions. Within the Parish employer group there is a branch of a regional builders merchants specialising in timbers, a growing firm of local builders, and an events programme at Bradley House, as well as the Somerset Arms (a pub with restaurant), the Village Shop and Post office, a number of smaller concerns and self-employed persons.

In general there is full employment in the area, and occasional evidence of labour shortages. Small business units have been formed from farm building conversion (Perry Farm), and some of these remain vacant. Overall the Parish economy is healthy, and there appears little evidence of a need for general job creation.

### ***Our Views***

- Most of us want Maiden Bradley to remain primarily an agricultural community.
- While a small majority would like to see more locally based jobs, most of us reject the idea of more industrial units or of allowing any building on open spaces for the purpose of creating jobs.
- Development in tourism is favoured, with Bradley House as a possible location.

### ***Some detail***

If we are to try to increase the range and number of local job opportunities then the preference is for a focus on services such as tourism or developing a range of activities at Bradley House. At the time of writing Bradley House has set aside earlier ideas for a conference centre and is looking into diversifying into such activities as offering a base for walking holidays.

Evidence from local businesses indicates that there is no pool of unemployed people in the Parish, and for them the problem is less about creating job opportunities and more about some increase in the population as a source of new employees.

Local businesses try to fill vacancies with local people, but cannot always do this, especially where specific qualifications are needed. However, several businesses (e.g. Somerset Arms, Bradley House) make good use of part time staff.

### ***The Figures***

87% say we should seek to remain an agricultural community. 55% would like to see more locally based jobs, but 70% oppose creating industrial units, and 71% oppose any building on open spaces for the purpose of creating jobs.

83% would support developments within Bradley House that created more local jobs, and 69% support efforts to promote tourism.

### ***Actions***

- Develop a strategy for taking advantage of the substantial tourism already occurring around our

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Parish, and provide support for Bradley House in any parallel development.

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## Housing

Planning applications for new building are a sensitive issue in the Parish, though less so in outlying farms. The survey, therefore, sought to establish attitudes towards new house building, the volume and type we would support.

### ***Our Views***

- We are largely content to be protected by the planning restrictions arising from conservation area and AONB status.
- We divide two thirds / one third between a majority who favour no new building or a maximum of 5 new dwellings in the coming 5 years or so, and the minority who support a more active building programme.

### ***Some detail***

Currently over three quarters of us are owner occupiers, with the rest in rented or tied properties. We have an unusually high proportion of rented properties, mostly belonging to the Duchy of Somerset Estates.

We divide fairly evenly between those who favour any house building to be at the lower end of the price range, and those who prefer a mix. New build properties for rent get less support, partly because of some scepticism as to whether they will stay as rented or quickly move onto the open market.<sup>11</sup> Those who oppose new building do so either through the principle of conservation or through a wish not to overload the Parish infrastructure (e.g. the sewerage system).

As to where any new building should take place, most mentions are of infill along High Street (both sides of the road up to the junction with Back Lane); adjacent to Sydenhams; and through the conversion of unused farm or commercial buildings.

Those who favour a more substantial building programme suggest, additionally, Back Lane, Kingston Lane, the Walled Garden, Bradley House grounds and the land of Home Farm.

### ***The Figures***

90% are content with the planning restrictions imposed by our location. 68% want no new house building or a maximum of 5. 32% support 20 or more new dwellings. 41% would favour any new dwellings to be at the lower end of the price range, while 45% favour a mix. 14% show support for rented.

### ***Actions***

- There is a key role for the Parish Council in conveying the majority views to elected officials and planning officers and seeking to ensure that planning decisions respect the community's wishes.

<sup>11</sup> A Wiltshire Rural Housing Association survey of low cost housing needs was undertaken in 2005, and came to the conclusion that over a long period of time 3 or 4 units might be needed. More specifically it found a potential need for one unit within the next 2 or 3 years, and another around 2010.

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- Parish Council liaison with the Estate, as the main landowner, is also needed.
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## Governance

This part of the survey asked questions about satisfaction with the 3 tiers of local government that we link to, and about communications with the Parish Council.

### ***Our Views***

- The majority are positive about all 3 tiers of our local government, with the Parish Council getting a very high level of backing.
- Most of us are satisfied with the way the Parish Council communicates via the notice board, open parts of all meetings, and through the Parish News.
- A majority would like to see, additionally, a Parish Council web site.

### ***Some detail***

The small level of dissatisfaction with the Parish Council is mainly because of matters that they do not consider on their agenda, like climate change. The much higher levels of dissatisfaction with District and County Councils have much to do with their remoteness and their lack of effective communication. High Council Tax is a concern, as is inadequate attention to road repairs and the poor capacity of the sewerage system.

### ***The Figures***

94% are satisfied with the work of the Parish Council, 66% with Salisbury District and 64% with the County Council.

97% are satisfied with current communications from and to the Parish Council, but 67% would like to see this developed further with a web site.

### ***Actions***

- The Parish Council to seek to retain this high level of support by continuing to pursue Quality Parish status, which would include the establishment and upkeep of a web site.

## Our Priorities

At the end of the survey we were invited to give a ranking order to our priorities for future attention.

Our top priorities are –

- Traffic e.g. lorries, speeding and risk to pedestrians
- Community facilities e.g. shop, pub, village hall
- Facilities for children and young people
- Conservation and restoration

In the middle band comes –

- Public transport
- Crime / anti-social behaviour
- Local employment
- Broadband and mobile phone reception

At the bottom are –

- Car parking
- Building new houses
- Improving local government

The figures below list the full results –

<b>Ranking order</b>	<b>Issue</b>	<b>Average ranking</b>
1	Traffic	2.4
2	Community facilities	3.5
3	Facilities for children and young people	5.0
4	Conservation and restoration	5.2
5	Public transport	5.9
6	Crime and anti-social behaviour	6.4
7	Local employment	6.6
8	Broadband and mobile phone reception	6.7
9	Car parking	7.7
10	Building new houses	8.0
11	Improving local government	8.4

## Actions, Responsibilities and Timescales

This section pulls together the proposed actions itemised in each section, and sets them out as a more coherent overall Action Plan. It seeks to make useful clusters of actions, identify the lead and support groups to take each action forward, and where possible suggest a timetable at least for the initial stages of implementation. Some of the actions, especially those linked to improving the Recreation Ground and Youth Club facilities will present a huge challenge for such a small community as ours, so we will have to build on the successful techniques for fund raising displayed in such instances as the conversion of the Village Shop to a co-operative venture, and funding the Church and Village Hall adaptations to bring them in line with the Discrimination Act.

There are over 30 specific actions proposed, some as small as reporting and monitoring, others involving substantial planning, fund raising and development work. In the majority of instances the lead group is our Parish Council, often with local partners, and this will represent a considerable increase in workload for our councillors. The highest priority action areas are Traffic, Community Facilities, Children and Young People, and Conservation and Restoration.

### Traffic -

Actions / Tasks	Lead	Timescales
Control HGV traffic, reduce speeding and improve pedestrian safety on the B3092, with supportive actions on other roads in the Parish.	Parish Council (via joint committee with Traffic Action Group). Working with WCC staff and county councillor.	Some measures in place by end of 2005. HGV weight limit by end of 2006.
Monitor ongoing parking needs and develop case for the specific needs of the Church	PCC to develop case re. Church. Traffic joint committee to monitor other parking.	By summer 2006. Ongoing.

### Community Facilities –

Actions / Tasks	Lead	Timescales
Upgrade Village Hall	Village Hall Management Committee in association with Trustees	Meet Discrimination Act by end of 2006. Remainder ongoing
Future of Village Shop tenancy / location	Village Shop Management Committee, with Parish Council help, to prepare costed options	By spring 2006.
Assess and take action re. premises that may need to comply with the Disability Discrimination Act	Parish Council, with relevant voluntary committee support.	Assessment of need by summer 2006.
Prepare plan for increasing the flow, and providing training and support for volunteers	Parish Council in liaison with WCC / SDC / Mere and District Community	Submit plan for public discussion by summer 2006.
Investigate potential benefits of closer working between existing voluntary organisations in e.g. use of voluntary efforts, joint activities, etc.	Parish Council to convene and seek initial ideas	Report by end of 2006.

### Children and Young People –

Actions / Tasks	Lead	Timescales
Prepare costed plan for development and ongoing upkeep of Rec (inc. swimming pool) for sports and leisure activities. Identify potential funding and added value opportunities from e.g. county-wide insurance coverage.	Parish Council with Youth Club Committee and others. Parish Council in liaison with WCC / SDC/ Mere district	Plan by mid-2006. Funding options by end of 2006.

Prepare costed plan for new Youth Club building and facilities, inc. transport.  Identify potential funding	Parish Council and Youth Club Committee in partnership, with links as above.	Plan by summer 2006. Funding options by end of 2006
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### Conservation and Restoration –

Actions / Tasks	Lead	Timescales
Review current approach and take necessary actions (e.g. political, planning) to ensure that conservationist priority of parishioners is respected in all developments	Parish Council in association with County and District Councils, Cranborne Chase AONB, etc.	Gap analysis by end of 2005. Otherwise ongoing.
Undertake review of items identified as in need of restoration work and / or favoured for ongoing monitoring, inc listing. Prepare detailed action plan	Parish Council in association as above	Review by spring 2006. Action plan by end of 2006.

### Housing –

Actions / Tasks	Lead	Timescales
Ensure that successful planning applications meet the expectations of parishioners re. conservation of village 'style'. Restrict the number of new builds in line with parishioner views. Ensure new builds are in locations identified as acceptable.	Parish Council with Salisbury District Council.	Ongoing
Within the above context to monitor the need for housing for residents, including low cost housing.	Parish Council with WRHA	Ongoing

### Transport, Communications and Access Issues –

Actions / Tasks	Lead	Timescales
Monitor and ensure that the needs of the minority of parishioners who do not have their own vehicle transport or modern forms of communication are kept in focus, especially re. access to health facilities and shopping.	Parish Council with Mere and District	Ongoing
Extend the use of the electronic communications alongside paper versions for public communications.	Parish Council with Parish News Editorial Group	Web facility by end of 2006
Develop a contingency plan in relation to the threat of losing local access to primary health care if / when the current arrangement falters.	Parish Council and others	End of 2006

### Governance –

Actions / Tasks	Lead	Timescales
Parish Council to achieve Quality Parish status	Parish Council	End of 2007
Parish Council to liaise with the Estate re. the Walled Garden and other matters linked to supporting tourism developments	Parish Council and the Estate	Ongoing

## **Annex 1 – Listed Buildings**

Listed buildings in Maiden Bradley<sup>12</sup> mainly cluster around 4 locations, All Saints' Church, Church Street, Bradley House and Priory Farm.

All Saints' Church itself is our only Grade 1 listing, dating from the 12<sup>th</sup> century.<sup>13</sup> Within the churchyard the Healle, Messiter and Archer monuments are Grade 2 listed.

A number of Church Street buildings are Grade 2 listed. These are the Chapel and house numbers 12, 20, 21, 25 and 26 on the East side; and on the West side the Old Vicarage, Old Dower House (formerly Seymour House), Old Manor House and house numbers 27 and 28.

A large part but not all of the house and surrounding buildings of Bradley House are Grade 2 listed.

Priory farmhouse, cowshed and farm building at right angles to the cowshed are Grade 2 listed. The cowshed and farm building incorporate the remains of the Augustinian Priory.

Other listings (all Grade 2) are Grange Farmhouse, Perry Farmhouse and the cast iron County Boundary marker (Wiltshire / Somerset) on the road bridge at the junction to Horningsham.

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<sup>12</sup> More detail of listed buildings can be obtained from Forward Planning, Planning Office, Salisbury District Council.

<sup>13</sup> See N. Pevsner, *The Buildings of England, Wiltshire*, 1975.