



Green Space Assessment for the Glebelands Bayston Hill

Introduction

Since 1949, when Condover Parish Council initially leased the land, The Glebelands has been used by the residents of Bayston Hill for 73 uninterrupted years. In 2009 this lease was terminated under a Section 25 notice of the Landlord and Tenant Act 1954. At this time the Bayston Hill Parish Council agreed a new lease which was subsequently terminated in 2022 by a further Section 25 notice

Along the southern boundary of The Glebelands there are 8 Pedunculate Oak trees (*Quercus Robur*) which are covered by Shropshire Council Tree Preservation Order SC/00256/16 dated 1 March 2016. Three of these trees are registered in the Woodland Trust's Ancient Tree Inventory as "Notable Trees". Shropshire Council have also identified a Shropshire Environmental Network (SEN) corridor running through these 8 Oak Trees. SEN Corridors can provide functional connectivity between SEN core areas, enabling more mobile species to move between them to feed, disperse, migrate or reproduce

The development surrounding The Glebelands was established in the 1970's and the importance of the Glebelands to this development is demonstrated in Fig.1 and Fig.2 below.

Fig.1

10-minute walk time based on criteria from the Shropshire Open Space and Recreational Needs Assessment Report prepared in 2018 by Red Kite.



Fig.2



The National Planning Policy Framework (NPPF) Paragraph 96 states: that Planning policy and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:

- a) Promote social interaction
- b) Are safe and accessible
- c) Enable and support healthy lives

NPPF Paragraph 103 states: Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. **Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.** Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

There is no current up-to-date open space assessment for the Glebelands Bayston Hill situated at GR SJ481085

NPPF Paragraph 104 states: Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

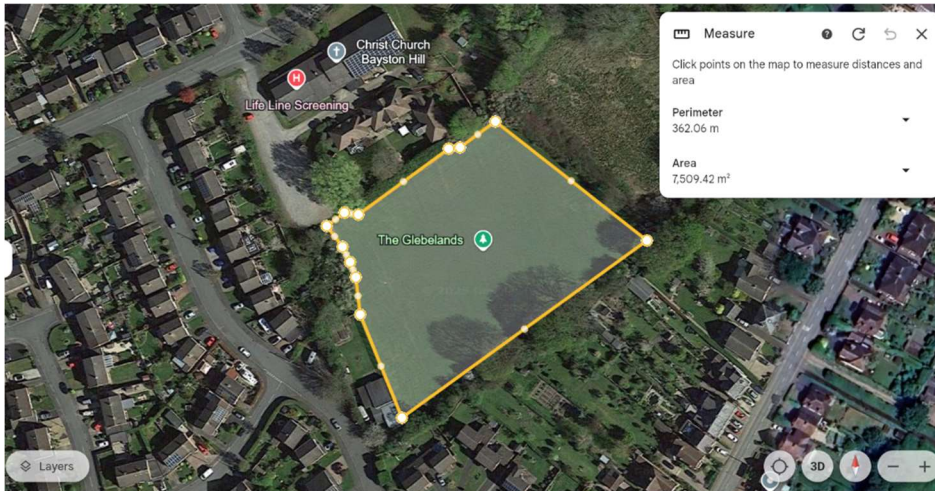
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

This assessment sets out the importance of the Glebelands to the existing residents of Bayston Hill. And that it is not surplus to requirements as set out by the **NPPF Paragraph 204 (a) above.**

Context

The area in m² of the Glebelands has been calculated using Google earth as per Fig.3 below.

Fig.3



Area of amenity open space that the Glebelands provides to residents of Bayston Hill measured using Google Earth:

Glebelands Area= 7,509 m² (hectares = 0.75)

Within the area shown below in red as per Fig.4 below are 1,053 properties.

Fig.4



1,053 properties represents 47% of the total in Bayston Hill

Based on population of 5,240, 47% = 2,463 Residents. 2,463/1000 head of population = a factor of 2.46

The Glebelands represents 0.75ha of Amenity Green Space

$0.75\text{ha} / 2.46 = 0.305\text{ha}$ per 1000 head of population which does not meet the standard currently set by Shropshire Council of 0.35ha per 1000 head of population.

Fig 5

Extracts from the Shropshire Open Space and Recreational Needs Assessment Report, prepared by Red Kite in 2018

Typology	Quantity Standard	Accessibility Standard
Natural and Semi Natural Open Space	2.00 ha per 1000 population, to be applied to new provision only	Shrewsbury – 5 minutes' walk time (240m) Market Towns and Smaller Settlements – 10 minutes' walk time (480m)
Amenity Green Space	0.66 ha per 1000 population (Shrewsbury) 0.45 hectares per 1000 population (Market Towns) and 0.35hectares (Smaller Settlements– an increase on the existing level of provision in all areas	10-minute walk time

Fig 6 shows the distance of 480 m as the 10-minute walk criteria for access to amenity green space.

10-minute walk time based on criteria from the Shropshire Open Space and Recreational Needs Assessment Report prepared in 2018 by Red Kite.



The Shropshire Council Green Infrastructure Strategy July 2020 Chapter 3 paragraph 3.20 states that **NPPF** 'Paragraph 96 requires planning policies to be based on robust and up-to date assessments of the need for open space, sport and recreational facilities (including quantitative or

qualitative deficits or surpluses) and opportunities for new provision'. The last Shropshire open needs assessment was undertaken seven years ago in 2018 and pre Covid.

Shropshire's Great Outdoors Strategy 2018 -2028 is also quoted in this report and states at paragraph 3.74 *'The vision of the strategy that 'By the end of 2028 people will be happier, healthier and more prosperous by being better connected to Shropshire's Great Outdoors through safe and cherished publicly accessible outdoor assets.'*

Paragraph 4.88 states *'Open space provision in Shropshire provides important opportunities for people to support their physical and mental wellbeing'*

A Preliminary Ecological Assessment was completed for Glebelands on 15th July 2024 by DGL Environment Limited, document reference **C260-02**. This confirms the presence of five veteran oaks in good conditions and considered as 'irreplaceable habitat' and Urban trees-other trees in good and moderate condition and an area of mixed scrub in moderate condition. The Statutory Biodiversity Matric was completed as part of this report and concluded 7.72 habitat units and 0.08 hedgerow units. The site offers opportunities for biodiversity net gain, through the replacement of introduced shrub habitats with hedgerows and scrub, establishment of a community orchard area, creation of ponds and/or wetland areas, creation of species-rich conservation grassland and the planting of new native standard trees to provide a habitat and food source for both invertebrates and birds.

Existing habitats provide a foraging resource for urban/garden birds and foraging and commuting bats are likely to use the site as part of a wider foraging resource

The Glebelands is accessible from all its four corners with gated access at one entrance to facilitate the access of vehicles and equipment for events and general maintenance.

It is an area that has been used for community events with upwards of 3000 people in attendance at times. The central location of the Glebelands makes it very accessible to surrounding residents.

It provides a good point to enjoy views of the night sky as it is dark in comparison to the surrounding area.

The Glebelands has the potential to offer much more to the residents of Bayston Hill and for the ecology and biodiversity of the area. It would be great to have the Scouts and Guides back in their adjacent HQ being able to make use of this open space for their activities.

The benefits of the Glebelands as an open space was highlighted during Covid in helping with people's mental health and wellbeing and continues to provide this benefit to the community.

To help inform this Assessment a questionnaire was delivered to every house in Bayston Hill with the option to complete online or on paper. The questionnaire is shown in Fig.

Fig 7 Page 1 of the Questionnaire

PLEASE DO NOT BIN ME BUT READ ME



You can Scan the QR code to complete online



Save The Glebelands

We are preparing an Open Space Assessment specifically for the Glebelands. Its is important that we consider the views of the Residents so please if you have time could you answer the questions below and send your response back to **The Parish Office, 13 Lyth Hill Road** or email it to friendsoftheglebe19@gmail.com

1. Do you want to see the Glebelands maintained as an 'Open Space' available to the residents of Bayston Hill?

Yes

No

Neutral

2. Did you make use of the Glebelands before it was fenced off?

Yes

No

3. If 'Yes' to question 2, approximately how long did it take you to walk to the Glebelands?

Answer in minutes

4. Where would you go instead now that the Glebelands has been fenced off?

Answer

5. How long would it take you to walk to this alternative location?

Answer in minutes

6. Do you think that easy access to 'Open Space' is important for your mental Health and Wellbeing?

Yes

No

Neutral

7. How long do you think is reasonable for you to be able to access 'Open Space' by foot?

Less than 5 minutes

5 to 10 minutes

No more than 15 minutes

Please Turn Over the Page

Fig 7 Page 2 of the Questionnaire

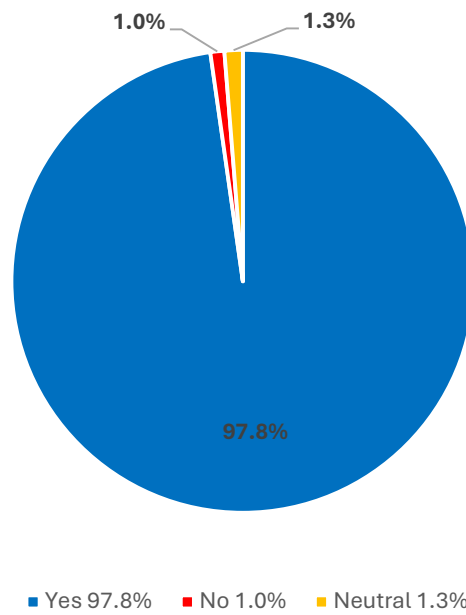
8. Could you please share with as much detail as possible what you know about the history of the Glebelands and how it has been used from your perspective?

Apart from one return comments were submitted for question 8.

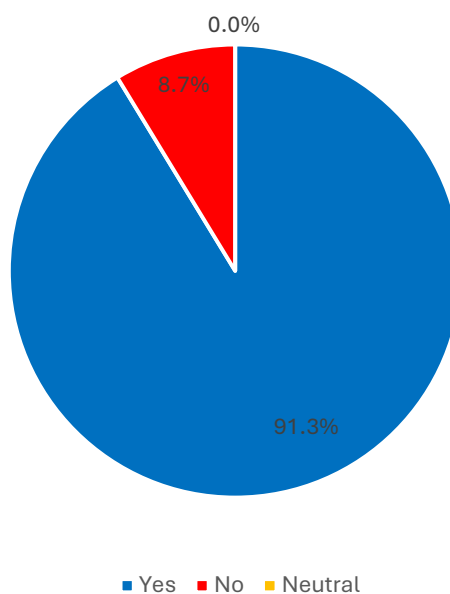
Paper Copies Received	156
Emailed Copies Received converted to PDF	11
Completed Online	145
Total Responses	312
Response Rate %	12.9%

The results of the questionnaire are shown graphically below

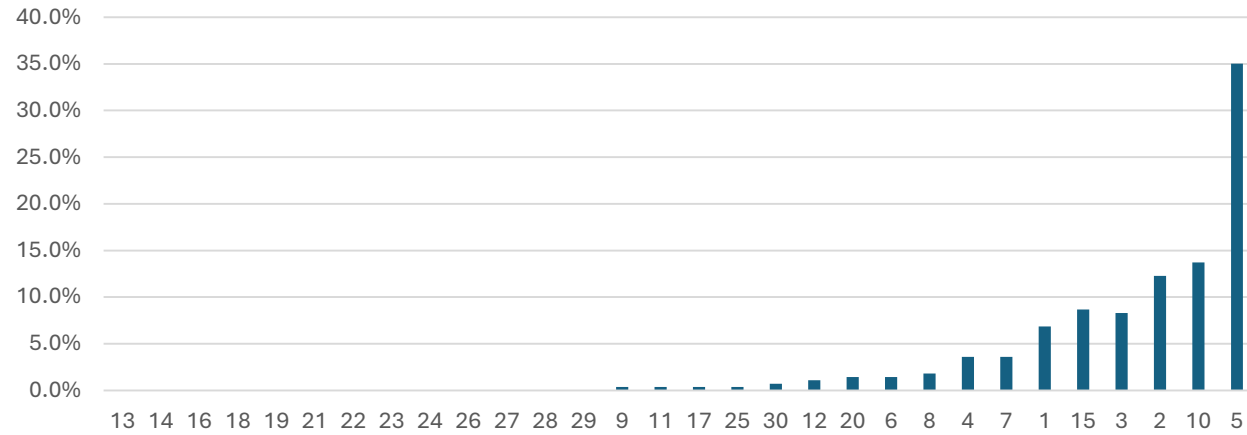
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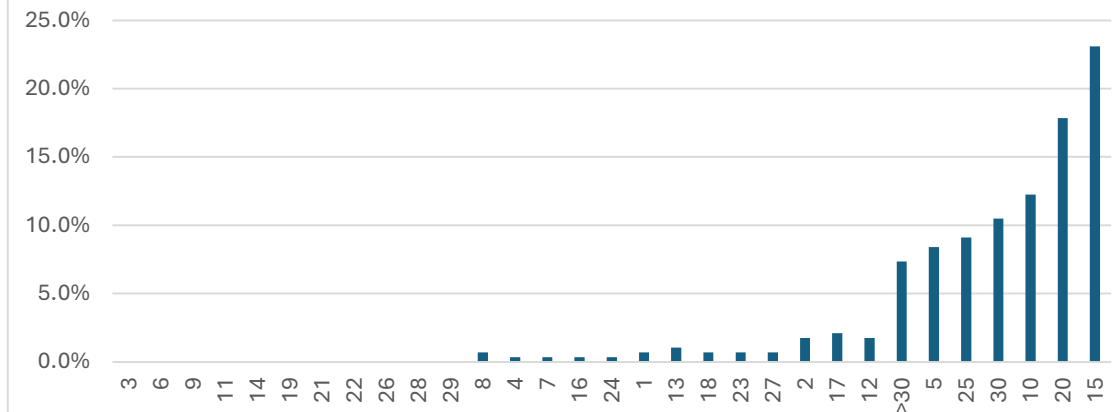


3. If 'Yes' to question 2, approximately how long did it take you to walk to the Glebelands? (answer in minutes)



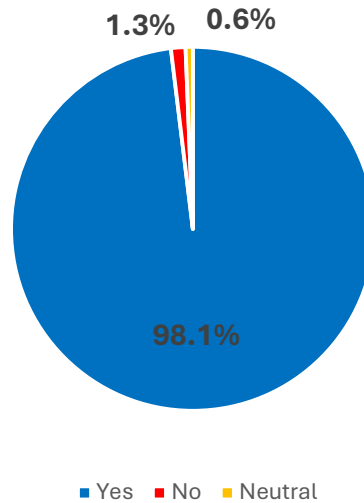
Minutes

5. How long would it take you to walk to this alternative location? (answer in minutes)

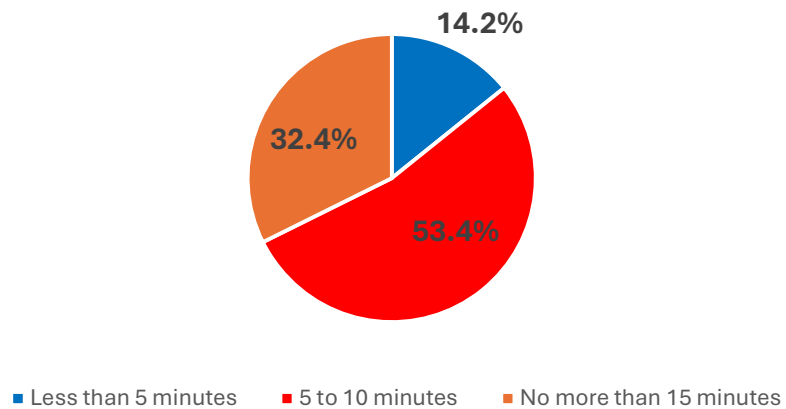


Minutes

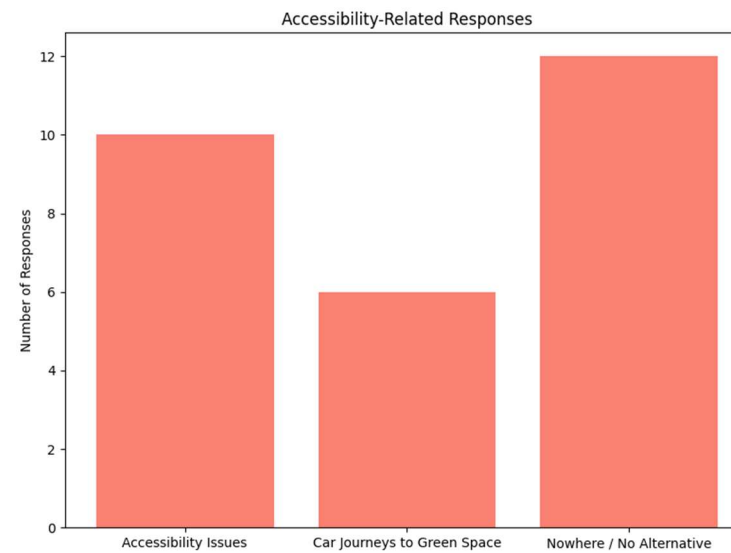
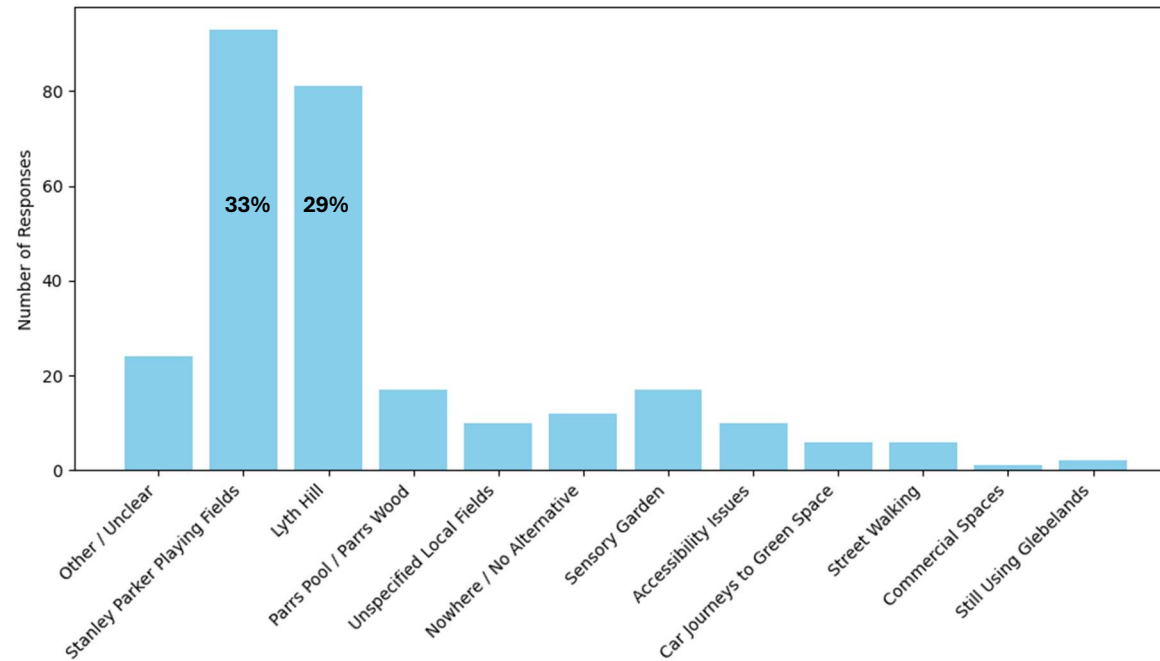
6. Do you think that easy access to 'Open Space' is important for your mental health and wellbeing?



7. How long do you think is reasonable for you to be able to access 'Open Space' by foot?



4. Where would you go instead now that the Glebelands has been fenced off?



Conclusion

The Glebelands is currently the only area of green space available to nearly half of the population of Bayston Hill.

The Glebelands as it stands provides 88% of the Shropshire Council requirement 0.35ha per 1000 head of population. Any reduction in the area of The Glebelands will only worsen this situation for the residents of Bayston Hill.

This assessment clearly shows that The Glebelands is “**not surplus to requirements**” as set out by the National Planning Policy Framework Paragraph 104 (a)

The Questionnaire results also confirm the importance of The Glebelands to the residents of Bayston Hill :-

- 97% of respondents to the questionnaire want to see The Glebelands remain as an open space for the village.
- 91% of respondents to the questionnaire used The Glebelands before it was fenced off.
- 53% of respondents to the questionnaire would expect a walk of no more than 10 minutes to a green space
- 69.8% of respondents to the questionnaire would have a walk more than 10 minutes to an alternative green space, 45% in excess of 20 minutes
- While the Stanley Parker Playing Fields accounted for 33% of alternative green space, this is not an appropriate substitution for The Glebelands:
 - a. it is not available when being used for the primary purpose as playing fields
 - b. Dog walking on playing fields is not ideal due to the risk of dog waste being left on the ground.

The Glebelands was playing an important part in helping residents with their mental health and wellbeing and was a fantastic addition to the Scout and Guide HQ before before it was fenced off by the Diocese of Lichfield and the lease was foreclosed on the area accommodating the HQ.

Ecologically The Glebelands has a part to play and could be enhanced with the involvement of the local community as part of a Local Nature Recovery Strategy.