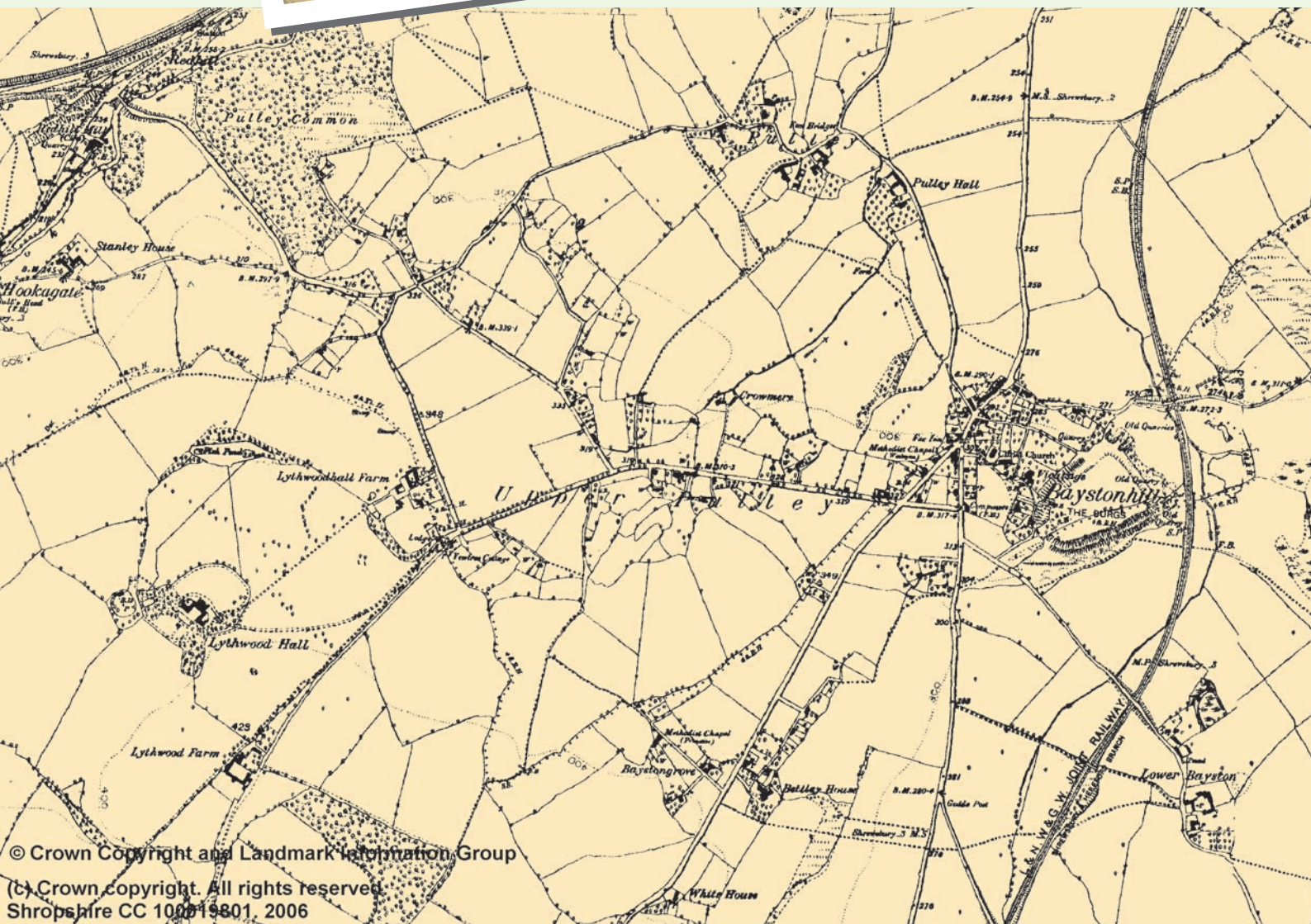


# Bayston Hill

## *Parish Plan*



## **Background to the Parish Plan**

Eager to try and more accurately gauge our community's present and future needs, Bayston Hill Parish Council decided, in 2003, to take-up the national challenge to develop a detailed Parish Plan for each local area within the Shire Counties.

With the welcome support of and project funding from the County and Borough Councils, the Parish Council advertised locally for residents willing to form a Parish Plan working group. The enthusiastic and independent group met regularly with Caroline Oakes, Development Officer with the Community Council, in the Methodist Church vestry. Their task was to devise and undertake a detailed residents' survey/appraisal, and from that to carefully develop an action plan. Publishing the findings will provide a reliable reference source for all three councils and other agencies delivering community services locally.

In late 2004, after much preliminary survey and consultation work, the group prepared and distributed a very detailed (19 page) questionnaire to each household in the village. A very encouraging 49% of the questionnaires (1040 households) were returned. These responses were professionally collated and analysed by Warwick Network of Coventry, in early 2005. A separate Young Peoples survey was then organised and completed by another small voluntary group from within the Parish Council itself. This resulted in over 140 replies by the late autumn.

To overcome unexpected difficulties and delays in drafting the summary and action plan, the Working Group was pleased to commission the professional assistance of Mrs Karen Jones, to help them draw together their considerable research work and complete the very demanding local project.

## **A potted history of the Parish**

Bayston Hill is large urban village set in countryside fringe four miles south of Shrewsbury Town centre with a thriving community, an active Parish Council, a strong local identity and well supported local facilities.

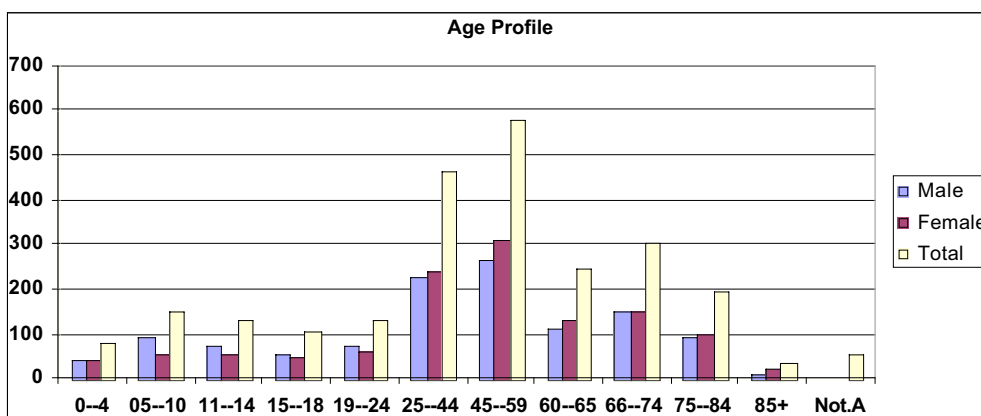
Recorded in the Domesday Book, there is evidence of an Ancient British hill fort and a Roman settlement. In the middle ages the area was a royal hunting forest. A busy twine/rope works, complete with windmill, existed on Lyth Hill in the 19<sup>th</sup> Century; supplying the many mines, farms and barge owners across the district. A church was built alongside the village green in the 1840's to civilise the boisterous local miners, quarry men and railway navvies. A very handsome brick mansion, Lythwood Hall, was accessed via a long drive to the west. Early 20<sup>th</sup> century novelist and poet Mary Webb lived on Lyth Hill and set her novel *Precious Bane* at the local Bomere pool. The branch library is named after her. In the late 1950's, major development commenced on farmland at Upper Pulley, west of the old settlement. In little more than a decade housing, all owner occupied, had increased ten fold. New schools, churches and a library were built, and a new Parish Council created, separate to old Condover district, to service the much changed area.

Bayston Hill village was and still is affectionately known locally as Bunkum; many colourful theories exist to explain the origin of the nickname.

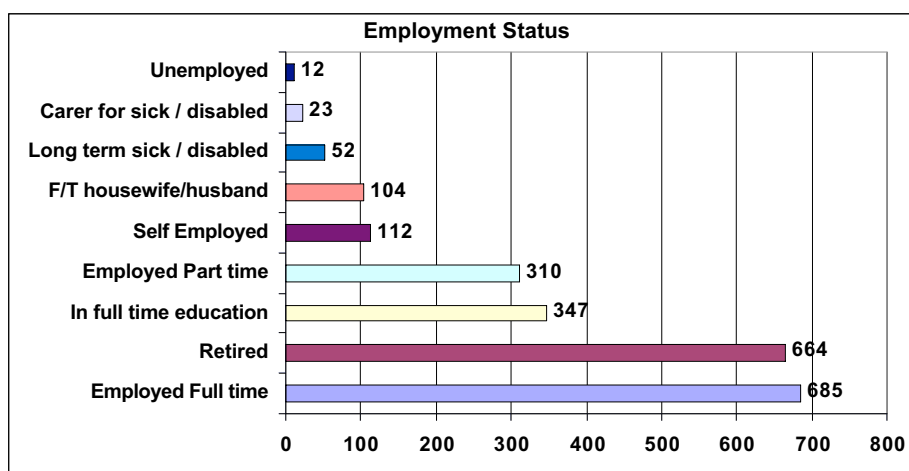
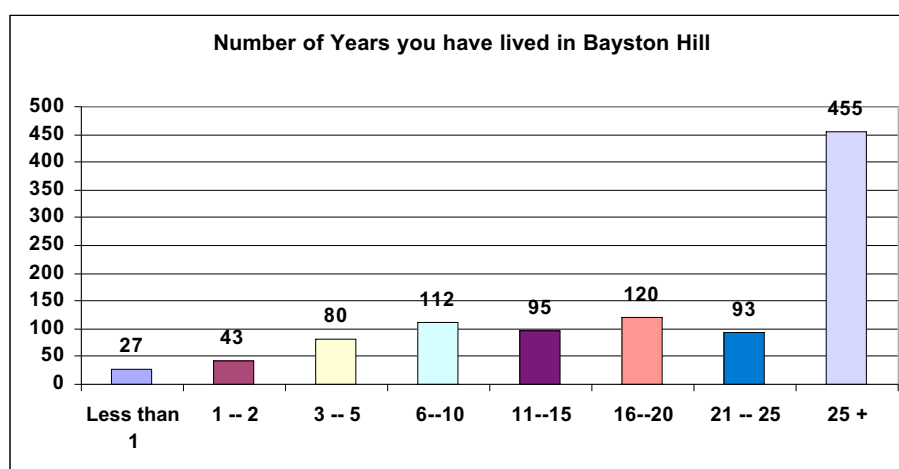
## 1. Parish Profile

According to the 2001 Census, Bayston Hill has a population of 5247, 25% of whom are aged 60 or over. Of the total, 566 are under 10 and 466 over 75. Of the 2146 households only 630 have dependent children.

There are 567 adults providing unpaid care for family members with limiting long term illness. Half of the 1905 owner-occupiers own their own homes outright. Of the 2919 residents in employment, 264 work from home. Of those who travel to work, 77 cycle, 132 walk, 170 take the bus and 1966 travel by motor vehicle.

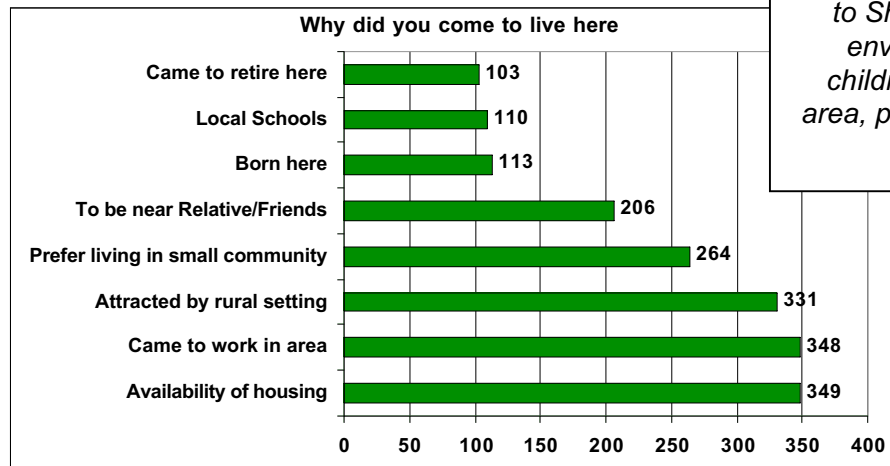


From our survey, 34% of the respondents were over 60 years of age, 44% had lived in the village for over 25 years. Of those who responded, 93% said they would stay here.



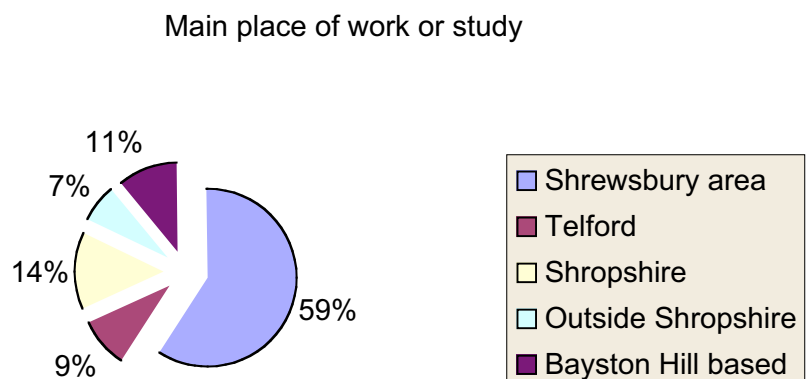


Of those who had younger members in the household, 54% thought their children would move on partly because of lack of affordable housing (51%) or lack of employment within travelling distance (49%).

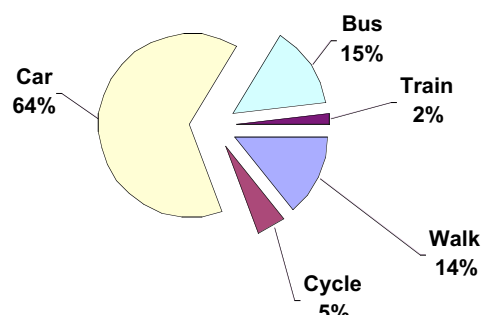


*"It has a rural feel, but is close to Shrewsbury. It's a safe environment to bring up children and a nice friendly area, plus people on the whole are very polite"*

Availability of jobs and housing were foremost in reasons for originally moving to Bayston Hill. The results for main place of work or study show that the majority work in or around Shrewsbury.



**How people travel to work or study**



*"Friendly, self-contained village, with good facilities, good schools and very important, low crime rate"*

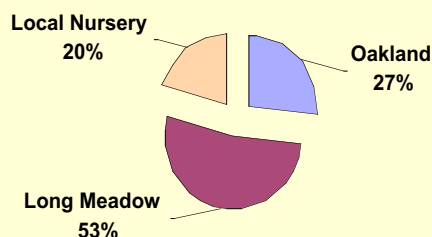
*"The people are very friendly, We came as strangers, and never want to leave"*

## 2. Education

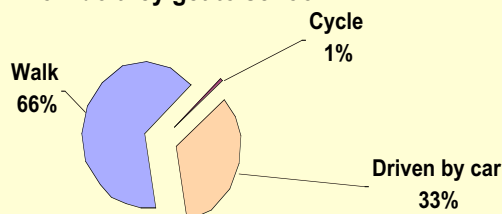
There are two primary schools and a nursery in the Parish. Our survey posed a question about the possible amalgamation of the two schools given the falling numbers of young children in the village. Of those who responded 42% were unsure, 30% said no and 28% agreed that a future amalgamation should be considered. The graphs below illustrate who goes where and how they get there.

There was support shown for a walking initiative that would encourage people to walk to school, 66% presently walk with 33% travelling by car. Of the latter only 30% return home after dropping off children, it is this section that may benefit most from such an initiative.

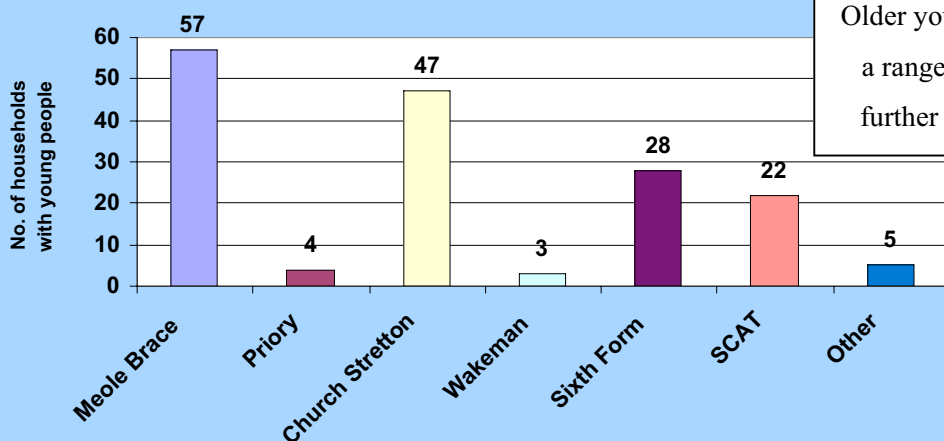
**Where young children attend**



**How do they get to school**



**Schools / College attended**



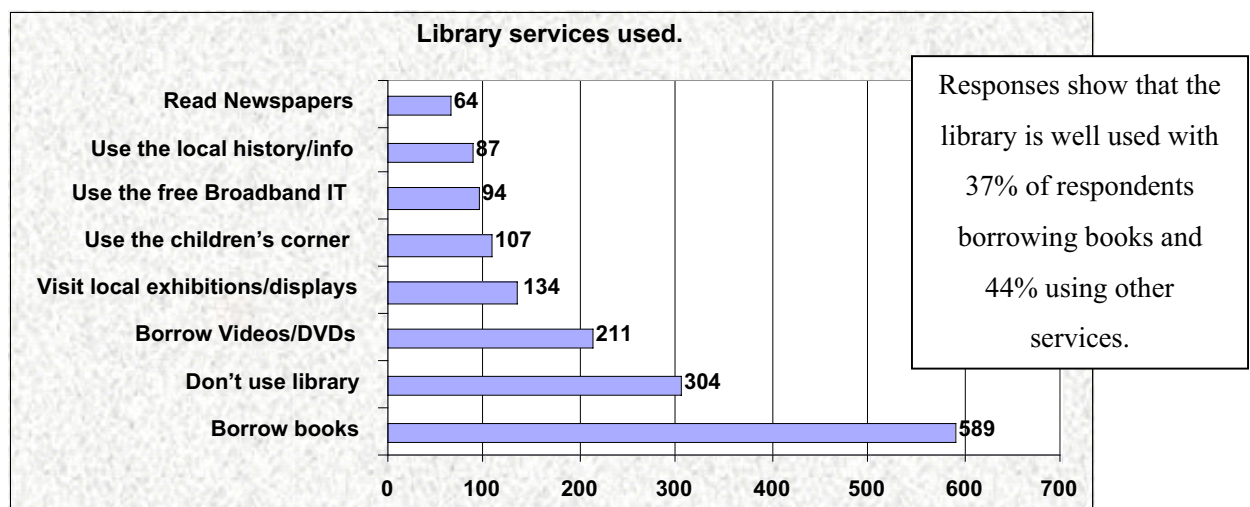
Older young people travel to a range of secondary and further education venues.

There are currently no vocational or further education sessions held in the village. When asked about the possible provision of adult learning and skills course, 63% expressed interest in taking part in a broad range of courses.

Of the 397 people who made suggestions, for courses 48% (190 respondents) opted for IT/computing at various levels, 20% wanted to study a language with other suggestions including plumbing, local history, photography and art to name but a few.

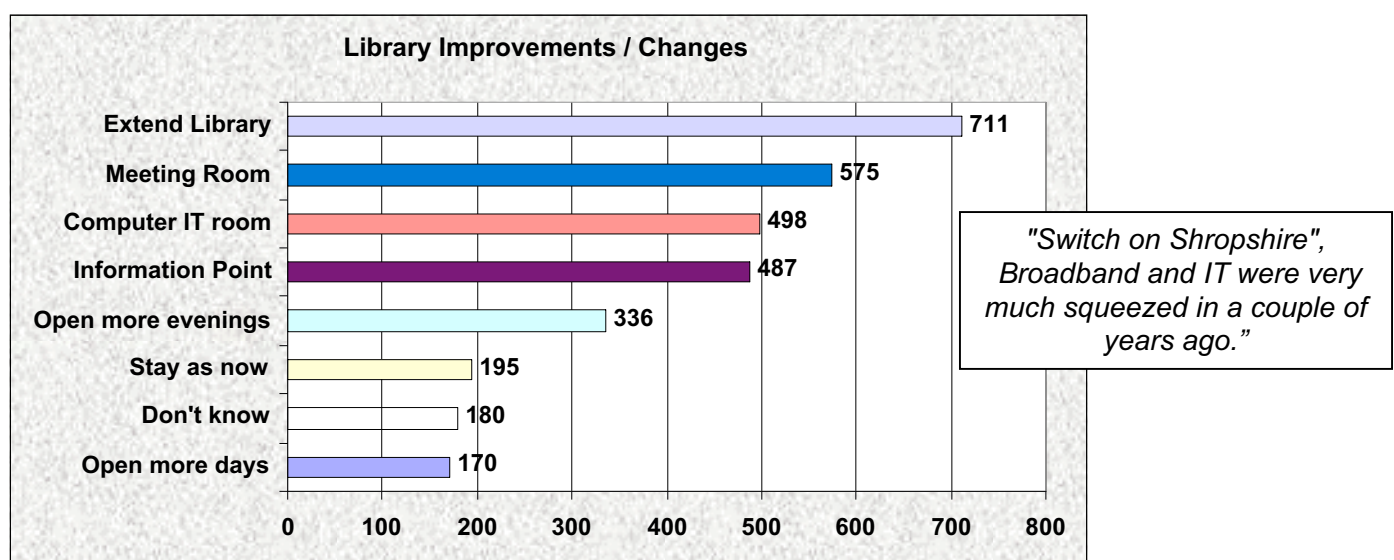
### 3. Library Services

Specific questions were asked about current use of the library and potential to extend the services offered.



21% of respondents use the present Parish Council Office but 79% thought providing this service in the library was a good idea. 37% of respondents are members of clubs or societies that use venues already providing meeting room facilities regularly.

86% would support an extension of the building to provide more community services such as a separate IT room and 79% favoured the idea of a small combined Parish Council office/library complex that could provide a one-stop shop for access to services.



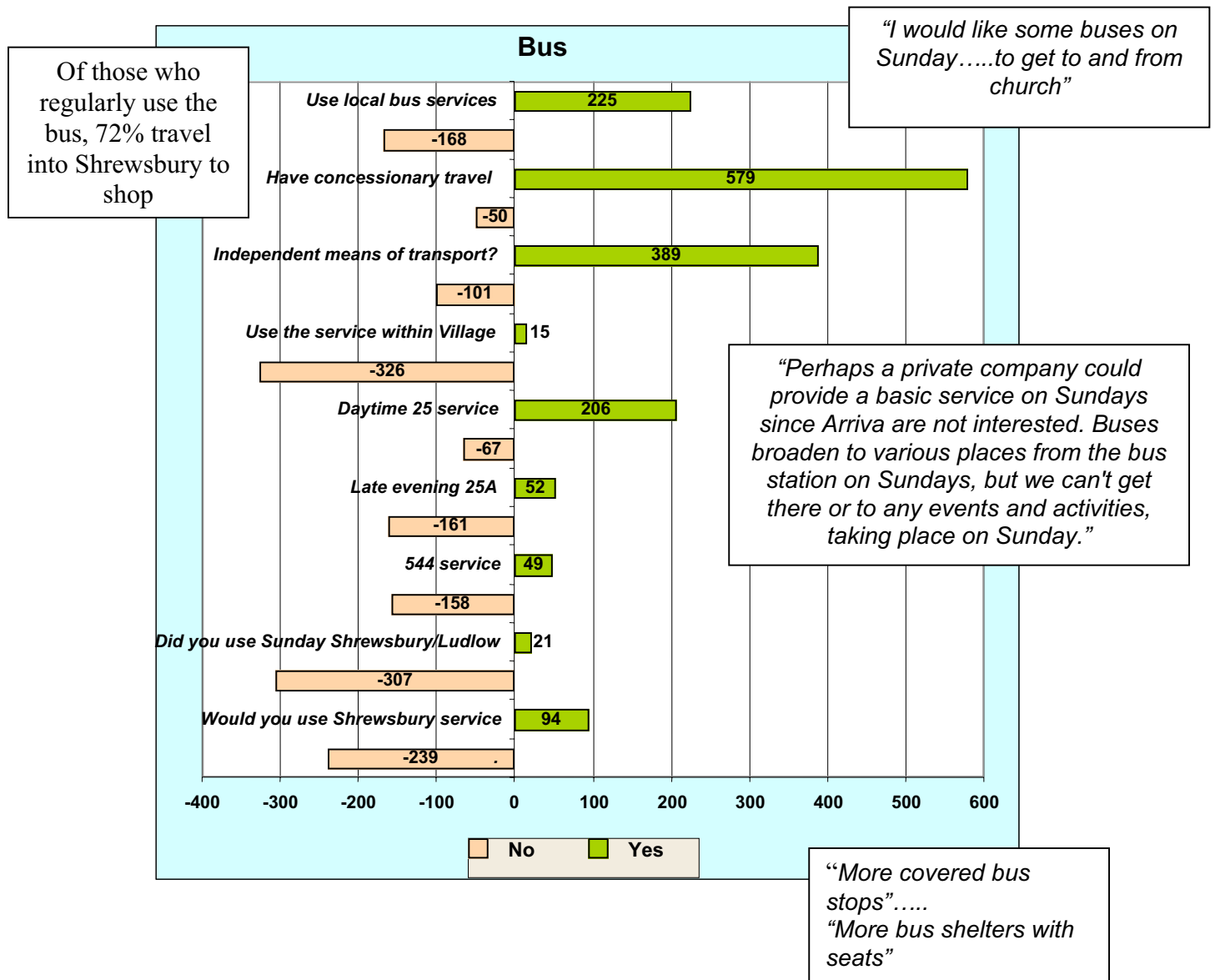
*"Community resources and services could surely be provided by maximising existing facilities; therefore saving cash for other projects."*

## 4. Traffic and transport

### Public Transport

Bayston Hill has a regular bus service on weekdays and Saturdays that is fairly well used with 60% of the respondents using the service regularly mainly for trips outside the village. A Park and Ride bus service to Shrewsbury is provided from Meole Brace daily and runs every 10 minutes, only 20% of respondents never use this service.

The Shrewsbury to Ludlow Sunday service ended in 2004 following a review of subsidised services. This bus diverted through Bayston Hill and provided the only Sunday link to Shrewsbury, those who need to travel by public transport on a Sunday for example to visit hospital patients or nursing home residents, can no longer do so. Our survey showed that 28% of those asked (225 people) would use a Sunday service. The youth survey also indicates a high demand for public transport. Uptake of public transport including Park and Ride is likely to be encouraged by the issuing this year of free bus passes for those of retirement age.

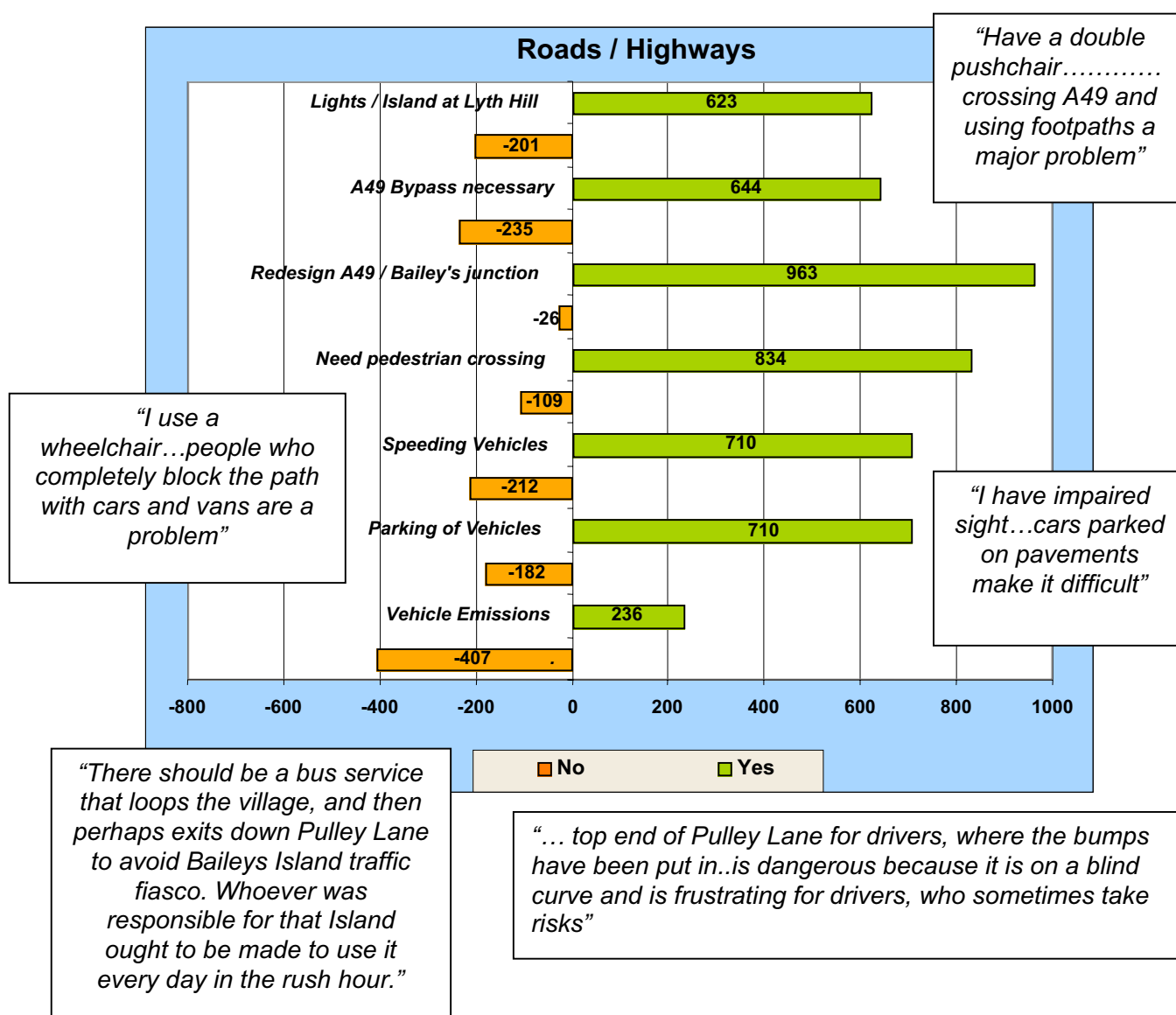


## Traffic

There are 3021 motor vehicles in the village (Census 2001), two thirds of which regularly use Pulley Lane to leave or enter Bayston Hill.

Traffic concerns are varied and range from speeding traffic to parking and pedestrian access. There are obviously complex issues surrounding general access to and from the village, with the busy A49/Lyth Hill Road junction and the even busier 'Bailey's Island' (A5/A49) junction a short way north of the village both contributing to the development of 'rat runs' via Old and New Pulley Lane. This has implications for road safety within the village and much discomfort for those who live alongside.

Of those who responded, 68% use New Pulley to enter and exit the village, 65% thought that traffic lights at the Lyth Hill Road/A49 junction would help, 73% felt the time had come for an eastern by-pass around the village and 97% felt that the Bailey's Island needed major and urgent redesign. There were many calls for pedestrian crossings on the A49 to 'join up' the two halves of the village.

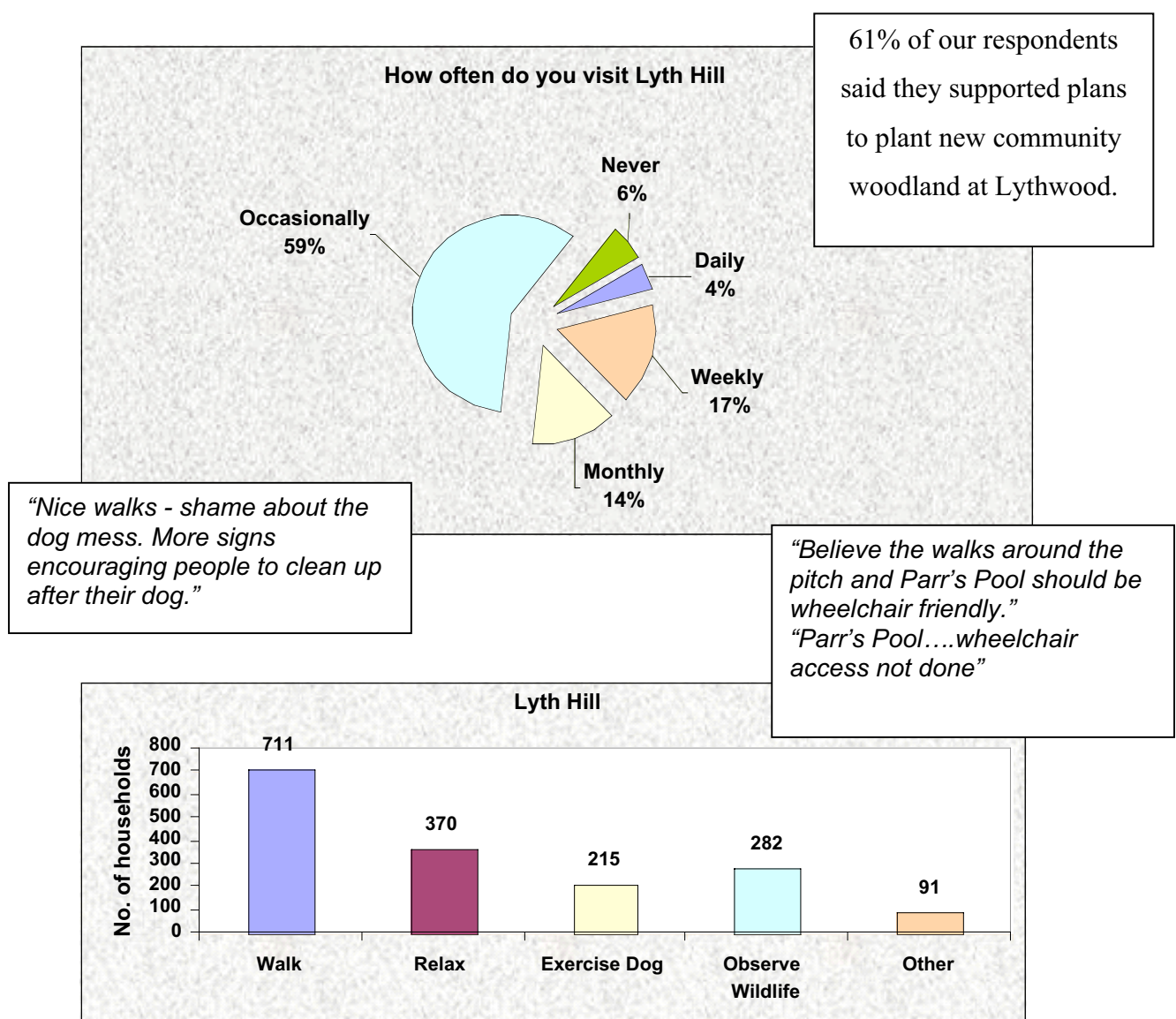




## 5. Local Heritage and Local Identity.

The main area of Bayston Hill that attracts visitors and walkers both local and from further afield is Lyth Hill Country Park to the south west. Residents also value the network of footpaths around the village.

Lyth Hill Country Park is very well used with 98% of respondents identified it as an important local amenity. Of the respondents who use it, 44% walk there with 13% visiting primarily to walk their dog. According to the survey, 79% of those who responded use the local footpaths and bridleways. Of those who don't use them, 82% would be encouraged to use them if they were better signposted and if circular routes were developed and maintained. Issues were raised about lack of access to the Parr's Pool site for disabled people.

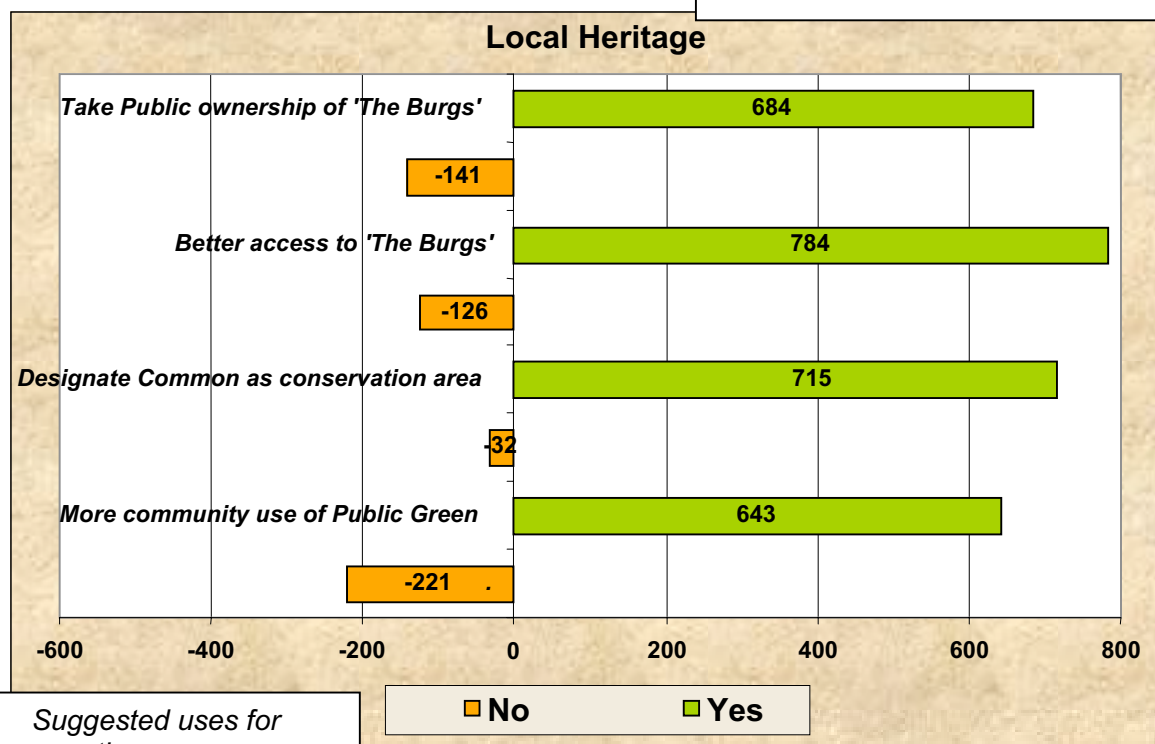


The Burls is on the east side of the village behind The Common across the busy A49.

Issues around increasing access to this site include improving signage and providing a pedestrian road crossing. People felt strongly that The Common should be developed and protected (75%), 83% support moves that would take The Burls into public ownership and 74% wanted to see more community use of The Common.

However many made comments about difficulties in crossing the A49 that would make participation in any such events for those on the Lyth Hill side difficult (and dangerous).

86% thought that the area would benefit from better signage.

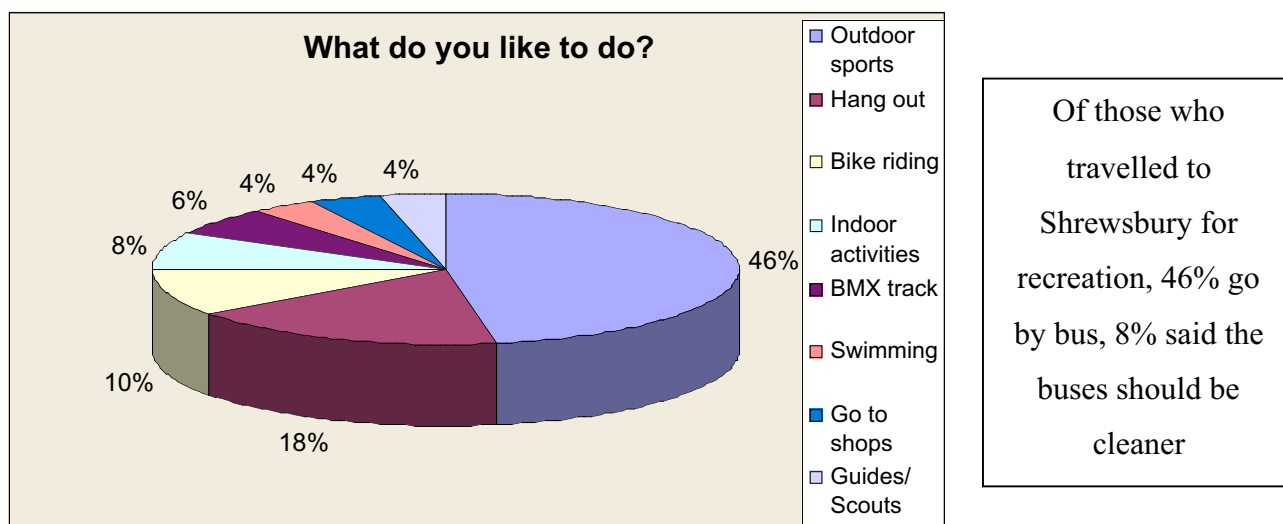


*Suggested uses for the green*

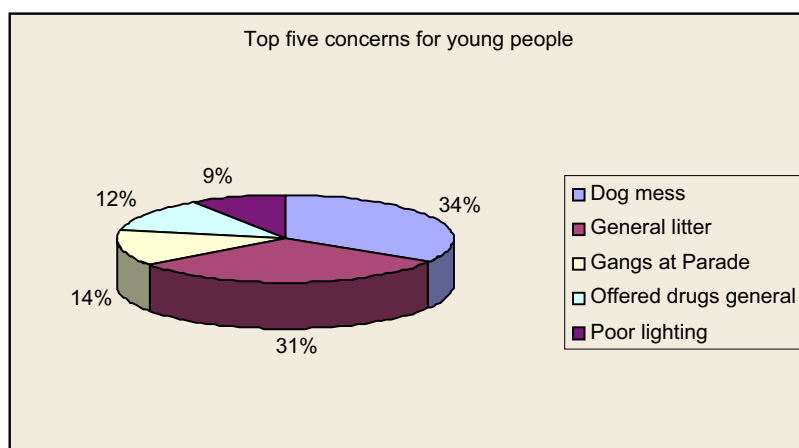
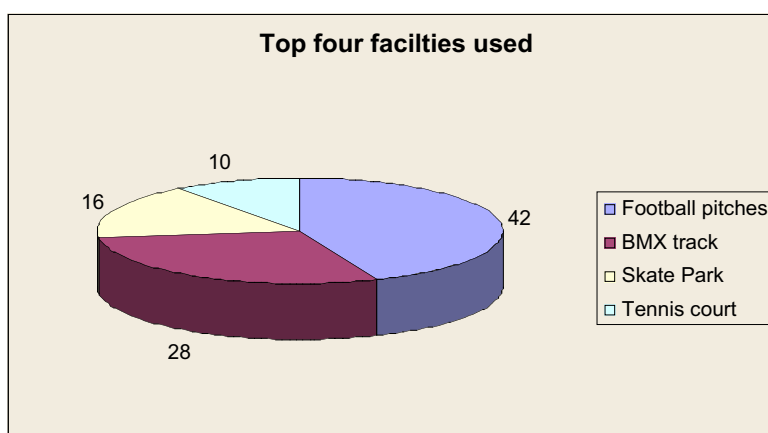
- Medieval fairs
- Summer fetes
- Anything that would involve families

## 6. Young people's survey.

As part of the Parish Planning process, we undertook a specific survey amongst young people to find out their concerns, assess their needs and allow us to build these into the report and action plan. From a distribution of 270 questionnaires we had a 52% return rate. Of these 54% were male, 46% female. School students formed 87% of the replies college students 6% and 2% had part-time jobs.



Gangs congregating outside The Parade was an issue for some, with 12 respondents reporting that they have experienced intimidation at some stage.



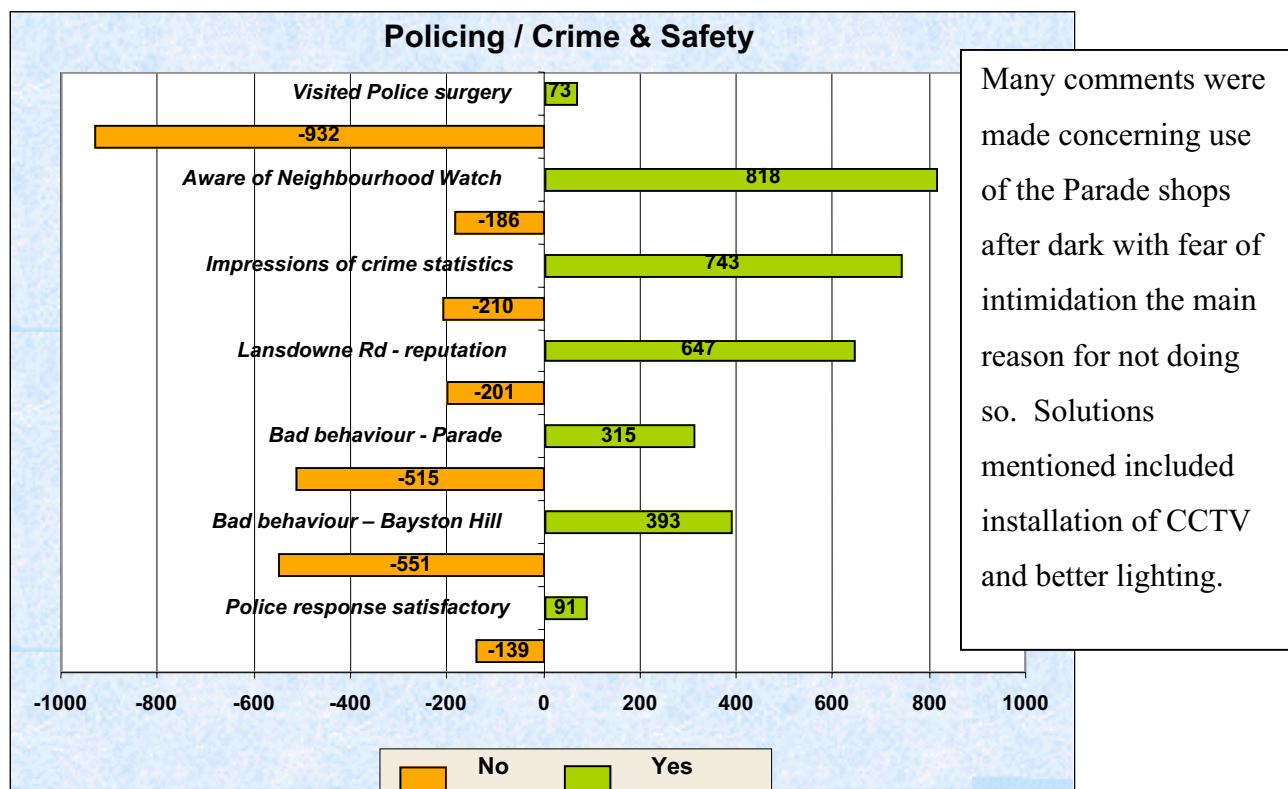
23% said they would like a drop-in centre and 20% wanted better sports facilities and 15% wanted more part time job opportunities.

## 7. Community Safety

Part of our survey aimed to gauge the feelings of the community about levels of crime, fear of crime and how to tackle the issue.

A regular police surgery takes place in the village and fear of crime seems to be on the increase. However our survey shows that only 7% of the population have needed to attend the surgery and 82% are aware of the Neighbourhood Watch scheme.

Perceptions of the incidence of crime are high with 76% thinking there is a problem with anti-social behaviour (particularly at the Parade) but 78% were of the opinion that Bayston Hill is a low crime area. With regard to actual reports, 38% said they had witnessed anti-social behaviour on the Parade and 41% had experienced or witnessed crime or anti-social behaviour elsewhere in the village.



In addressing the issue of crime, 65% of respondents felt that some form of Parish Officer would be of benefit and 63% said they would be prepared to contribute to the funding of this sort of initiative.

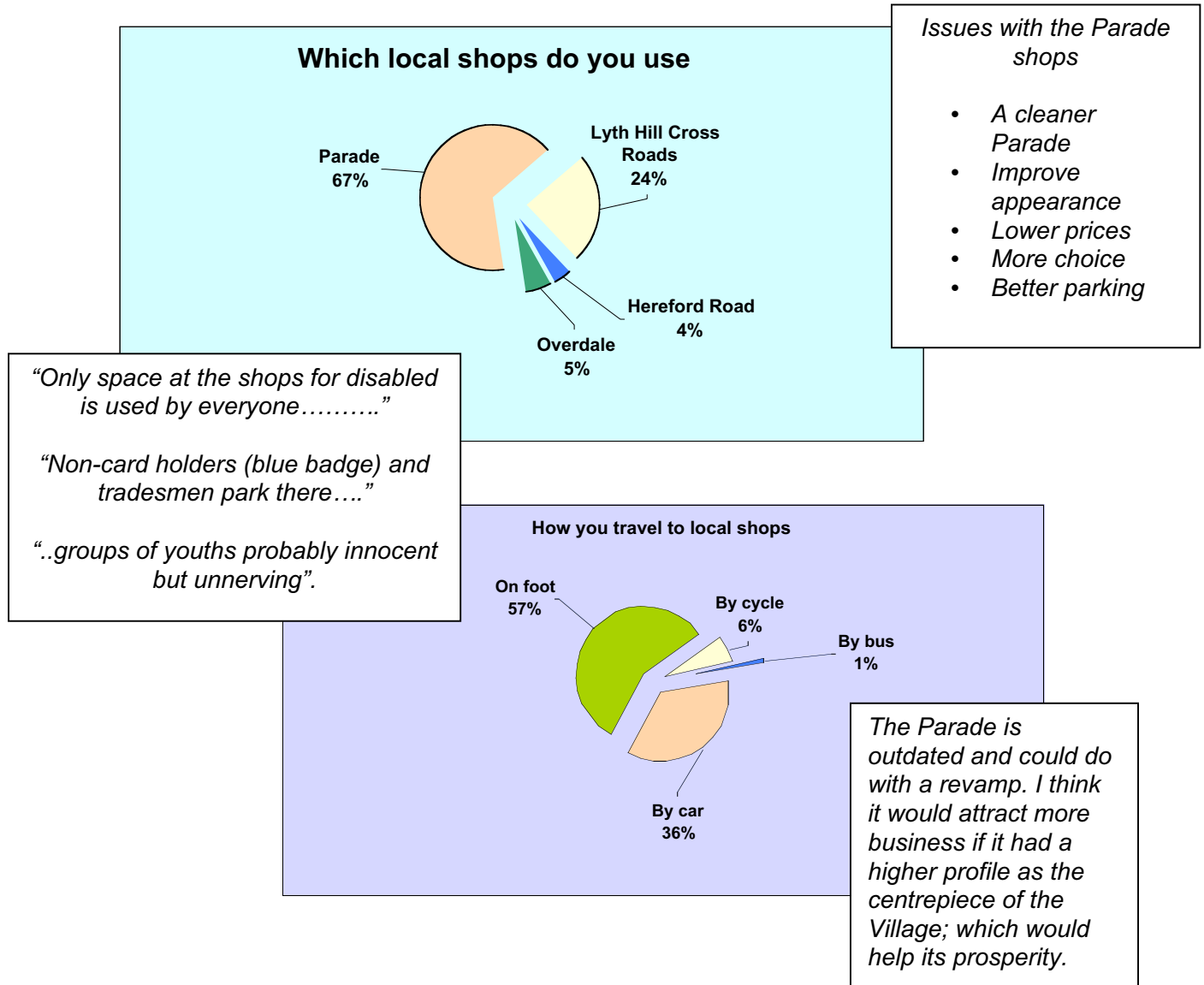
*"As a result of the types of housing, and the mix of age groups Bayston Hill enjoys a relatively low crime rate and a tranquillity which is becoming rare in locations where are being totally overdeveloped. People should be entitled to be happy and content"*

Areas where people sometimes feel unsafe;  
*"By Christ Church late at night. Stanley Parker field access late at night".*  
*"Some areas are not well lit e.g. Gorse Lane. Do not like walking alone at night".*  
*"Coming out of the Memorial Hall in the dark".*



## 8. Amenities

Local shops are a popular and important part of the vitality of our village with 98% of our respondents using them on a regular basis, convenience being the main reason for use and The Parade shops used most.



The shortage of disabled parking spaces for shoppers is seen as a big issue. Parking generally is not felt to be adequate and 86% of respondents felt this could be addressed by demolishing the adjacent garages to create additional parking space. Access to the shops and medical services was raised as an important issue that needed attention, as is the general state of the Parade in terms of cleanliness, tidiness and youths ‘hanging about’. The role of shopkeepers in helping to address these issues was also pointed out.

There are also concerns about young people gathering at the Parade, with a fear of the effects of anti-social behaviour and bullying expressed by some residents.

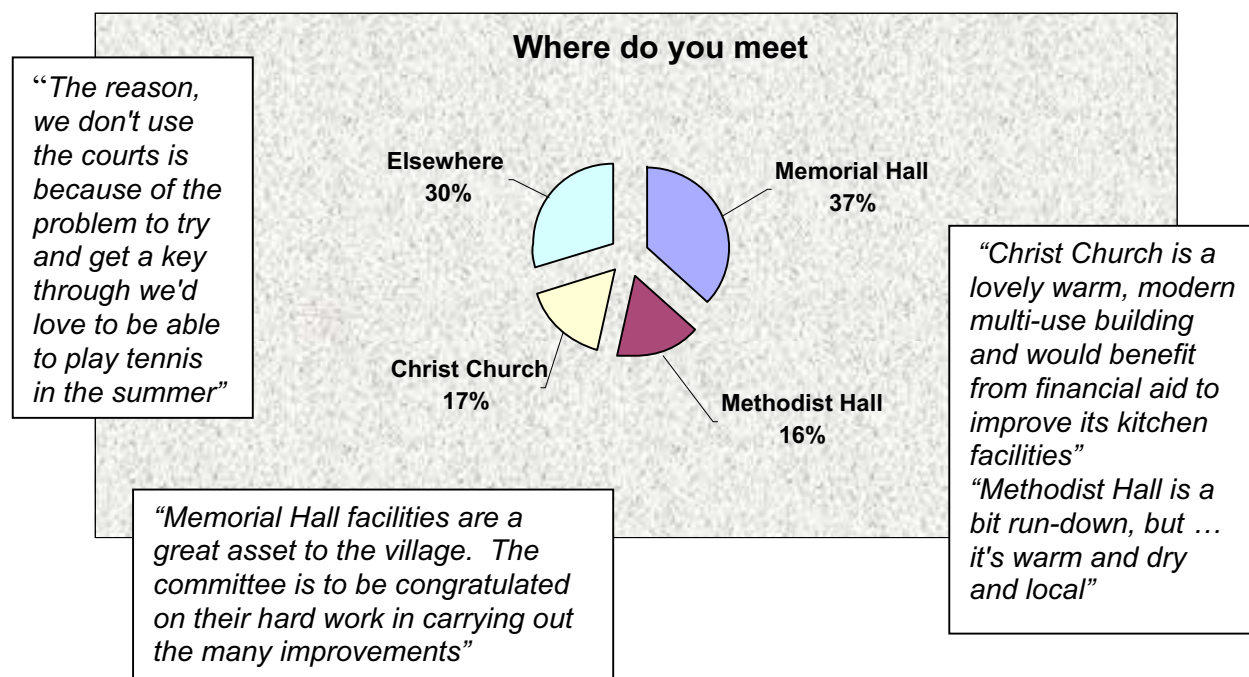
## **9. Recreation and leisure**

The provision of recreation facilities has been important to the work of the Parish Council, part of the reason for undertaking this survey was to determine how the facilities could be put to better use or further developed to meet the needs and aspirations of the community.

With regard to the Lythwood recreation site, only 16% of respondents currently used the facilities there but of these 52% thought the facilities good. For future development, 43% wanted to see a cricket pitch, 40% cricket nets and 78% synthetic surfaces on the courts. The addition of a small sports hall or pavilion produced much support with 77% in favour of this as an option.

One of the major issues is security and access to the facilities when locked. Various solutions have been put forward including: key pad locks, key holders drawn from the organisations that run activities, keys left in the local shops or library or the Parish Officer being a key holder.

There are three main community venues, the Memorial Hall, Methodist Church and Christ Church. In addition, the Parish Council owns the old Youth and Community Centre, a small one storey building currently used as a day centre by the Prospects Charity.

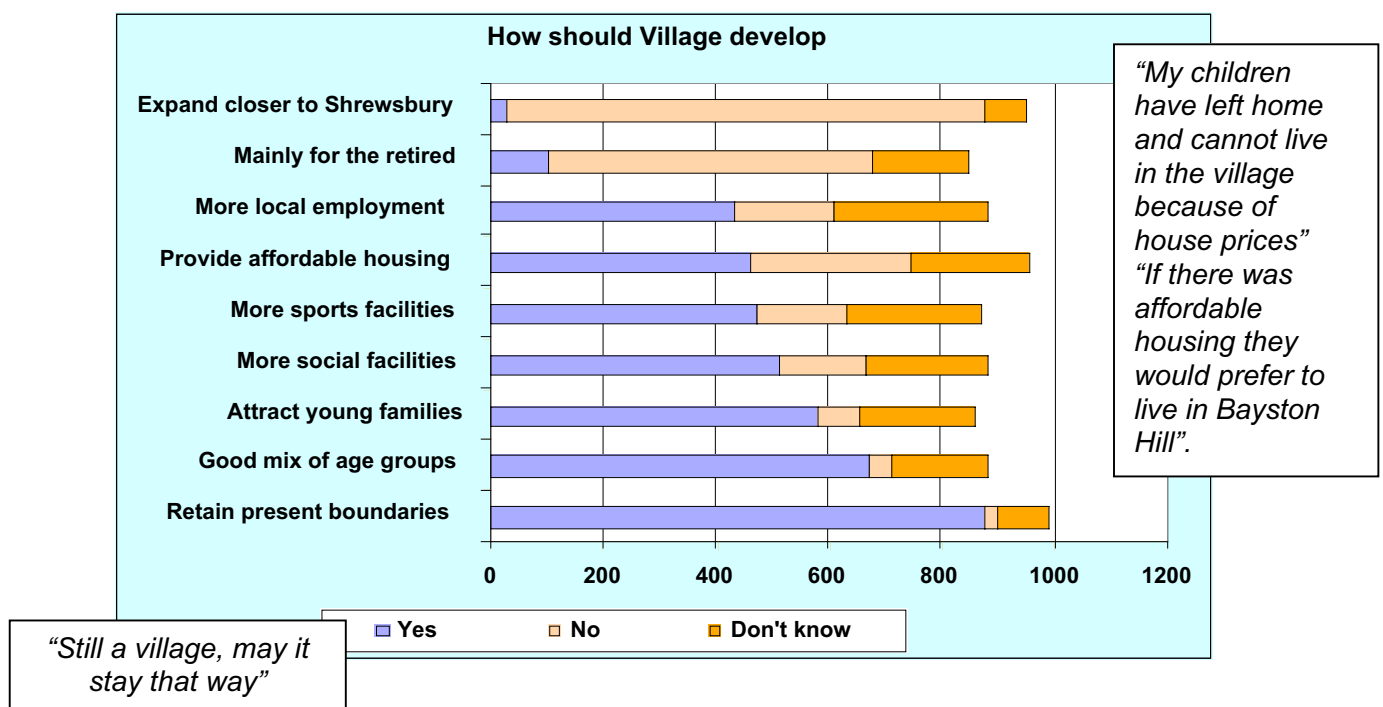


Generally, people felt that these facilities were well maintained and provided good value for money.

*"Both halls....Memorial Hall and Methodist Hall - would benefit from extensions and modernisation. This would encourage more social use and thus more revenue"*

## **10. Future housing development.**

The Parish has the highest level of owner occupancy (and lowest rented supply) of all the 48 electoral divisions in Shropshire. Given that 25% of our residents are over 60 years old and that 45% own their own homes (Census 2001), we asked how people would like to see the village develop in the next 10 years. Of those who responded, 68% thought that young families need to be attracted to the village and 48% wanted more affordable housing provision. However, 89% thought there should be no change to the present development boundaries. Of the 54% who stated that their children would probably have to leave the village over half said that this was because of a lack of affordable housing.



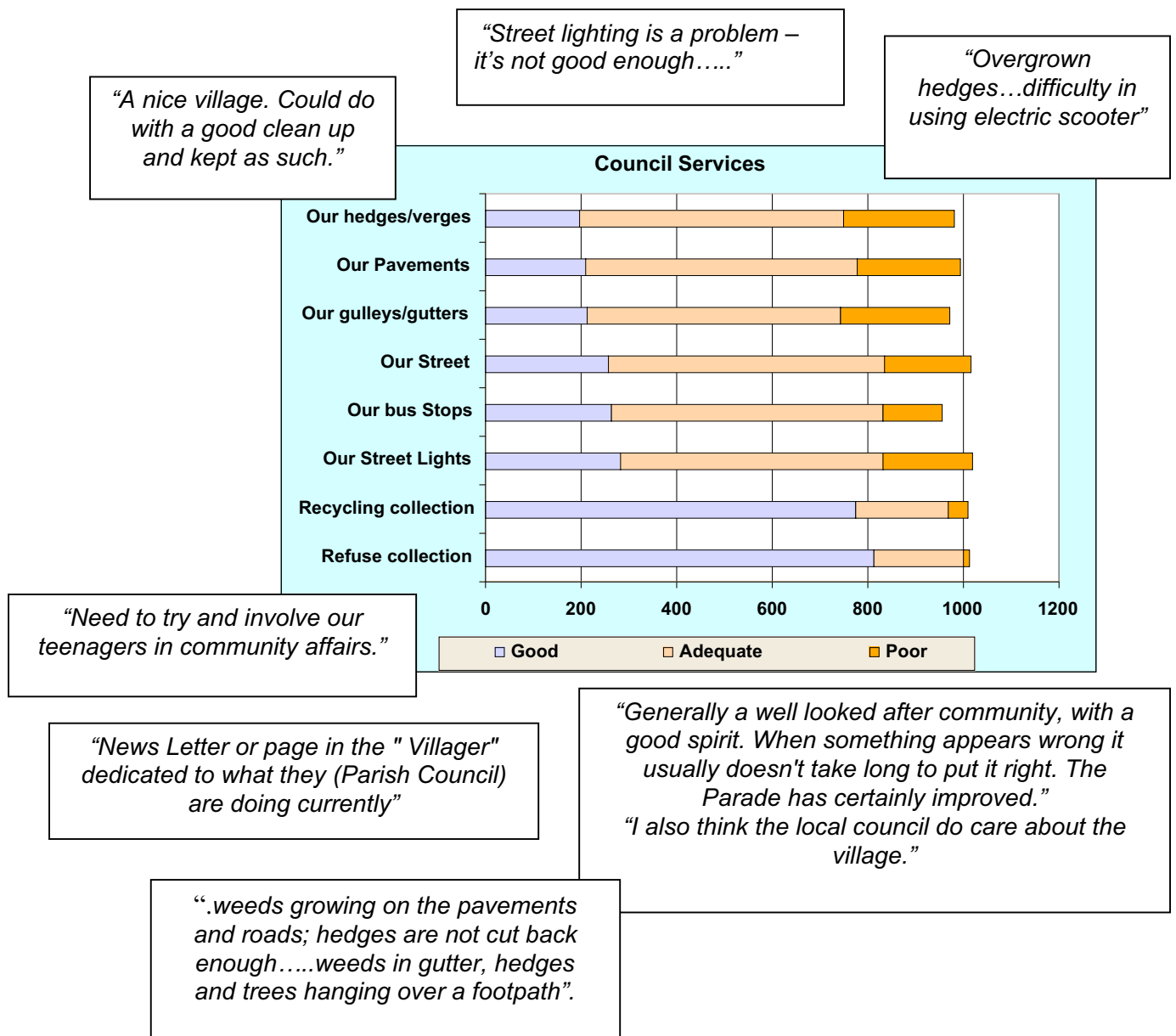
## **11. Environment and local government services**

Litter, weeds, pavements, dog mess are all environmental issues raised at several points in responses to the questionnaire.

Street lighting is mentioned a number of times as inadequate, too dim or not good enough.

The figures from the survey show that overall 54 – 60% of respondents (depending on the question) think that council services are adequate with refuse collection and recycling good. Approximately one quarter, 18-25%, think that facilities are poor.

Of those problems identified, 48% thought dog fouling is an issue that needs to be addressed, and this was also identified in the young people's survey as a problem. Litter was thought to be a major issue by 38% and vandalism by 25%.



The issue of 'pavement' parking' and lack of thought for those who needed to use the pavements to get about, for example the disabled and people with pushchairs, was raised in answer to various questions.

Bayston Hill Parish Council provides a valuable information facility and contact point in the form of a Parish Office. According to the survey, 21% of those who responded had visited the Parish Office, of these 79% said that they found its location convenient and their visit proved useful. However, 79% of respondents favoured the idea of a small combined Parish Council office/library complex that could provide a one-stop shop for access to services.

Of those who completed the survey, 90% voted regularly at local elections.



## Bayston Hill Parish Plan – Action Plan

Action / task (Low cost or Local action)	How it will be done	Priority	Timescale	Lead Responsibility	What do we need?
<b>COMMUNITY</b>					
Celebrate Parish Plan findings	Organise an event	High	Autumn 2006	Parish Council Parish Planning Group	Venue and refreshments costs. Invitations to community and public services.
Information and communication with residents	Inclusion of Parish Council page in 'The Villager' Website links	Medium	Summer 2007	Parish Council 'Villager' Editor	Meeting with Editor. Decide on format and content Website development.
<b>EDUCATION</b>					
Look into walking to school initiative	Joint meetings with local schools and LEA	Medium	Spring 2007	School Governors LEA via Schools Transport Officer	Liase with key officers to access funding and support.
<b>COMMUNITY SAFETY</b>					
Street lighting and alleyway problems at Parade	Look at improving lighting and gating the alleyway	High	2006	Landlord/owner Community Safety Partnership SCC	Completed.
<b>LIBRARY SERVICES</b>					
Provide 'One-Stop Shop' for information	Look at how more parish information could be provided in library	Medium	Spring 2007	Parish Council Friends of Library	Space for display of information.

## Bayston Hill Parish Plan – Action Plan

Action / task (Low cost or Local action)	How it will be done	Priority	Timescale	Lead Responsibility	What do we need?
<b>HOUSING</b>					
Address issue of shortage of low cost housing	Provision of 14 low cost houses on land adjacent to Hanley Lane through exception policy	High	Autumn 2007	SABC	Planning permission granted for 14 homes.
<b>TRAFFIC AND TRANSPORT</b>					
Lobby for reinstatement of a Sunday Service	Lobby bus company and SCC Seek alternative providers	High	Summer 2007	Parish Council	Public support.
Bus shelter improvements	Ongoing programme of better shelters with seats	High	Summer 2006 and ongoing	Parish Council SCC	Identify suitable sites. Access funds.
Parking on Pavements	Monitor and look into options including yellow line provision	High		Parish Council SCC Highways Division West Mercia Constabulary	Incident monitoring and reporting by Community Support Officer.
<b>AMENITIES</b>					
Litter and dog-dirt bins	Local campaign Young people involved in posters/flyers creation and distribution	High	Potential for immediate action	Parish Council Schools SABC	Parish Council or volunteer to co-ordinate campaign. Dog Warden involvement.

## Bayston Hill Parish Plan – Action Plan

Action / task (Low cost or Local action)	How it will be done	Priority	Timescale	Lead Responsibility	What do we need?
Lack of parking at Parade	Demarcation of allocated disabled spaces at Parade Provision of additional parking at Parade through demolition of garages	High	End 2007	Parish Council SCC Highways Landlord/owner	Road marking. Negotiation with owner on feasibility of garage demolition.
Methodist Church and Memorial Hall improvements and refurbishments	Grants gifts and local fundraising efforts	High	Summer 2006	Church Council Memorial Hall management committee	Methodist Church work completed. Memorial Hall work ongoing.
Tidiness/cleanliness of Parade	Work with agent on improvement project	High	Ongoing	Parish Council	Co-operation of agent.
<b>HERITAGE AND LOCAL IDENTITY</b>					
Lyth Hill Country Park	Circular route development	Medium	Summer 2007	Local Heritage Initiative Countryside Unit	Completion of LHI project.
The Burgs	Signage Heritage walks development	Medium	Summer 2007	Parish Council	Feasibility study into public ownership. and future development.

## Bayston Hill Parish Plan – Action Plan

Action / task (Low cost or Local action)	How it will be done	Priority	Timescale	Lead Responsibility	What do we need?
Access to Parr's Pool for disabled users	Identify sources of funding for access project	High	Autumn 2007	Parish Council	Design completed. Funding bids submitted. Awaiting outcome.
Community woodland extension	Additional area of woodland rear of Lythwood Farm on Parish owned land	High	Winter 2006/07	Parish Council SABC Countryside Unit	Labour required. Provision of plants via grant. Bid submitted awaiting decision.
<b>YOUNG PEOPLE'S ISSUES</b>					
Bullying and intimidation	Work with Community Support Officer to address concerns	High	Ongoing	Parish Council Youth leaders Community Support Officer	Co-ordination and support.
Improve sports facilities	BMX extension planned	High	Winter 2006	Parish Council	Materials. Investigate youth shelter provision
Long Meadow play area improvement	Toilet provision Seating provision Opening of sandpit	High	Spring 2007	Parish Council	Toilets opened but vandalised, security to be looked at. Look into providing bench seating. Sandpit to be unlocked at specific times and sand level monitored.



## Bayston Hill Parish Plan – Action Plan

Action / task (Strategic action)	How it will be done	Priority	Timescale	Lead Responsibility	What do we need?
<b>LIBRARY SERVICES</b>					
Extend building and combine Parish Office and Community Support Officer	Talks between Parish and Shropshire County Council	Medium	2008	Parish Council SCC	Positive co-operation and goodwill. Liaison with Library Service.
Provision of adult learning/skills sessions	Pass on survey information to learning provider	Medium	Spring 2007	Learning and Skills Council Local Colleges	Venues for classes. Commitment to provision of outreach.
<b>TRAFFIC AND TRANSPORT</b>					
Lobby for pedestrian crossing (s) for A49 and island/traffic lights installation at Lyth Hill Road/A49 junction  Address A49/A5 (Bailey's island) junction problems	Copy Parish Plan to all relevant authorities, MP etc and make representations. Put forward ideas about improvements to Lyth Hill Road/A49 junction. Lobby Highways Agency	High	Ongoing	Parish Council Parish Planning Group A49 campaign group SCC Highways Agency	Copies of Parish Plan. Representatives from groups to meet key officers and others.
'Rat run' issues at Lower Pulley lane and New Pulley Lane	Lobby for quiet lanes designation for Lower Pulley Lane	High	Ongoing	Parish Council SCC	Agreement and support from SCC.

## Bayston Hill Parish Plan – Action Plan

Action / task (Strategic action)	How it will be done	Priority	Timescale	Lead Responsibility	What do we need?
<b>AMENITIES</b>					
Litter and dog-dirt bins	Look into provision of bins	High	Potential for early action	Parish Council SABC	Parish Council and SABC to identify budget for provision and emptying of bins.
<b>COMMUNITY SAFETY</b>					
Fear of crime/anti-social behaviour/intimidation	Community Support Officer provision	High	Autumn 2006	West Mercia Constabulary	Completed.
<b>RECREATION AND LEISURE</b>					
Bomere Pool and footpath improvement	Upgrade standard of footpath to pool area and re-route where necessary	High	Summer 2006	SCC	SCC to provide materials and carry out work. Completed by Countryside Unit.
<b>YOUNG PEOPLES ISSUES</b>					
Install all weather (Astroturf) surface on multi-use games area up at Lythwood	Match funding bids	Medium	Summer 2007	Parish Council	Applications submitted to various sources. Awaiting decisions.
Provision of Youth Drop-in sessions	Liase with Youth Service and youth leaders	High	Spring 2007 And ongoing	Parish Council Youth Service Youth leaders	Venue for weekly drop-in. Youth support. Parental input.

## ***For the future.....***

The Parish Council has investigated opportunities to become involved in the 'Quality Parishes' campaign. A recent internal auditors report, July 2006, was positive about general management systems and procedures. If moves towards Unitary Government for Shropshire proceed, Bayston Hill Parish Council will be well placed to benefit from this more devolved system of community governance as the electoral boundaries of Parish, District and County are already co-terminus. Quality Parish status and a good Parish Plan and Action Plan are therefore the first steps in this process.

## **Acknowledgements**

The Parish Plan Working Group would like to thank all those who have contributed to or been involved in the planning process.

### ***The voluntary working group***

Sally Garrington and Kath Niblett (WI),  
Mike Eaves and the late, much lamented Charles Flint (Friends of The Library)  
Hazel Jones  
Phil Ragdale  
Dave Kibbler  
Rev. Maurice Wright  
Ted Clarke  
The youth survey was completed by Dave Engler, Jon Harris and Jason Manley.  
Thanks also go to  
Tony Pritchard (Parish Clerk)

### ***Advisors***

Caroline Oakes (Community Council)  
Karen Jones (Independent Advisor)

### ***Funders***

Shrewsbury and Atcham Borough Council  
Shropshire County Council

Many thanks also to Alan Reynolds and the various other residents who patiently helped us to trial and refine the draft questionnaire. And finally, thank you to everyone who so generously and thoughtfully completed the survey.

We hope that this Parish Plan will prove to be of ongoing value to the community of Bayston Hill.

***Ted Clarke, Chairman, Bayston Hill Parish Plan Working Group October 2006***



# BAYSTON HILL

## *Parish Plan*

