



Planning & Development

This short paper highlights some of the key planning and development issues likely to arise in Bayston Hill over the next 10 to 15 years. It's not an exhaustive list, and other matters will occur over the period of the Plan, or you may have your own subjects to add. It's not a detailed examination of every possible development site, but more a consideration of the key principles that could shape the village in the short to medium term.

The paper is intended to stimulate ideas and debate which can feed in to the creation of the Community Led Plan, alongside other subjects such as Health and Wellbeing; Transport; Sustainability and the Environment; and Public Services. The CLP team would welcome your comments on this paper, and on the other papers which will be available.

It's important to remember that planning decisions in Bayston Hill have to conform to national planning policy laid down by central government, and the planning policies of Shropshire Council. However, the council will take into account the views of local people in making decisions on strategic policies and planning applications, particularly if those decisions are taken as part of a comprehensive consultation involving as many participants as possible.

The Community Led Plan offers this opportunity.

Bayston Hill is a popular place to live. Many people have lived in the village since its rapid growth in the 1960s and 1970s, and it has an older age structure than the rest of Shrewsbury. However, there are signs that this is changing, and more, younger people are moving here to live. These pressures are reflected in the increased number of recent proposals for housing development. Here are some issues and questions you might want to consider:

- Should Bayston Hill welcome a significant growth in housing over the next 20 years? Doing so could provide more homes for younger people; help support essential services such as the primary school, medical facilities and buses; and encourage more shops and businesses to set up in the village.
- If significant new development did take place, where should it be? There are still a few open areas within the village boundary that could be developed, but housing on any scale would probably have to be built on the edge of the current built up area. What effect would this have on the “village feel” of Bayston Hill, and access to open countryside? How important is it to maintain the open space between Bayston Hill and Meole Brace – would development here be more sensible than, say, to the south and west of the village where, arguably, the landscape is more attractive?
- Where new development takes place, what types of housing should be encouraged? Many people have said that there is a need for new smaller properties, including bungalows, into which older folks can move and downsize – but developers seem reluctant to do this. Affordable housing is also frequently mentioned when considering new developments, but is then often opposed by nearby residents who see it as devaluing their property. How important is it that Bayston Hill provides a wider spectrum of housing types in the future?
- Development is not just about housing - it is important to plan for industry and business too. There are relatively few employment sources in Bayston Hill for a community of over 5000 people. Would you be prepared to see more businesses encouraged to set up here?
- New development on a significant scale can support local services, but it can also put pressure on those services if they are not grown in parallel with an increase in the numbers of people, cars etc. For example, well-loved open spaces can be threatened, pressure put on the road network such as the A49 junction, on-road parking can increase, surgeries and health facilities can become stretched. Some of these issues will be considered in other papers such as Health and Wellbeing, and the Environment, but it would be helpful if people could express their views on these impacts. What particularly concerns you about the effects of new development in Bayston Hill?

These are just some questions about planning and development in the village that you might like to think about, and give the CLP team your responses. You might well have other issues that have not been raised here and we hope you will also look out for similar papers on The Environment and Sustainability; Health and Wellbeing; Transport; and Public Services.

Have a think and let us know your thoughts!

Email: bhplan2027@outlook.com

Or write to CLP, c/o the Parish Office

www.baystonhillcommunityplan.org.uk