

# The Yealands

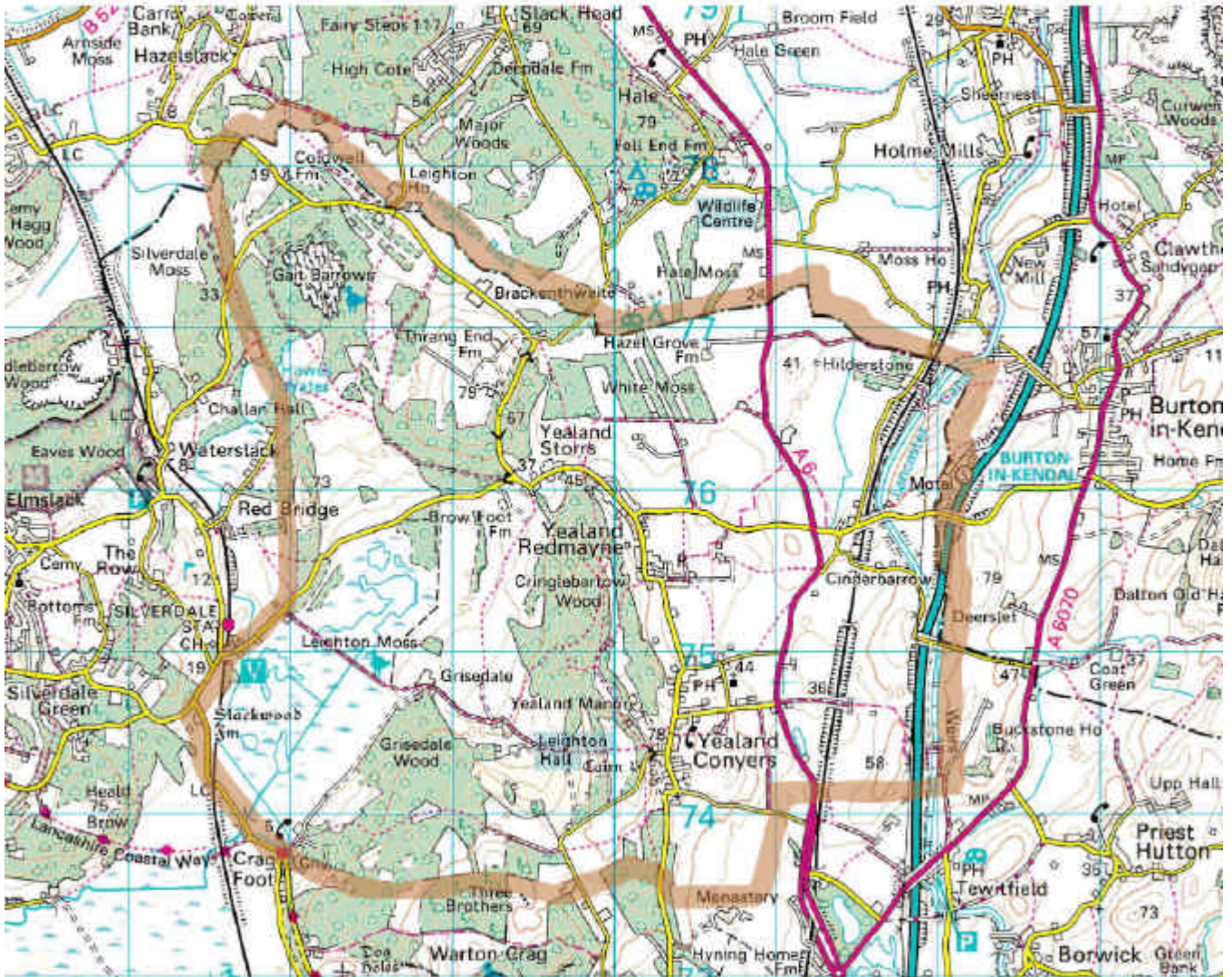
## Parish Plan

March 2004



This project was funded by a grant from the Countryside Agency  
as part of the 'Vital Villages' scheme

# Map of The Yealands



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## **Introduction**

The 'Vital Villages' project is administered by the Countryside Agency. The purpose of the project is to allow communities themselves to investigate the opinions of residents about current facilities and future developments. Having researched opinions, a 'Parish Plan' is then put together to try to improve whatever the community has identified as problematic. This plan is the result of that research.

The Yealands consists of two separate and distinct villages: Yealand Redmayne and Yealand Conyers, plus a further settlement, Yealand Storrs. The villages run west of and parallel to the A6, two to five miles north of Carnforth, close to the northern border of Lancashire.

Redmayne is the larger village, with an adult population of approximately 260 adults. Conyers has a population of about 160 adults. There are numerous buildings of historic interest, a pub and three places of worship: St John's C of E Church, St Mary's RC Church and a Friends Meeting House dating from 1692.

The villages are only two fields apart, with the Village Hall and a thriving Beacon Status C of E Primary School between the two. The Post Office/ shop was closed early in 2002. A Post Office service now operates in the Village Hall twice a week. A number of tradesmen call (milkman who delivers newspapers, butcher) and there is a mobile library service fortnightly. Bus services run regularly to Carnforth and Milnthorpe. The villages are in a conservation area and in the Arnside and Silverdale AONB. There are a number of outlying farms.

## **The Yealands Survey**

Although they are two distinct communities with separate Parish Councils, the villages share many facilities (pub, school, places of worship, Village Hall, Post Office) so it was felt that a joint project would be appropriate. A committee was set up with Parish Council representatives and the application for a Parish Plan grant was approved by the Countryside Agency in August 2002.

A preliminary survey was sent out in October 2002 and a weekend of events held in November 2002 to help identify areas of concern to residents. This formed the basis of the full survey, delivered to residents in March 2003. Slightly simplified surveys were also sent to young people aged 11 to 17 and to children aged 7+, so that their views could also be taken into account. The surveys were of individuals rather than households.

Completed surveys were sent directly to Lancaster University for analysis. A detailed survey report was produced, which was presented to both Parish Councils, with further copies available to the public in the pub and Post Office, and a summary of the report was delivered to each household in August 2003. The full survey results are still available for inspection by members of the public at the Post Office, pub and the two Clerks to the Parish Councils. The report identified the areas of concern to residents.

There was a high response rate to the survey, with 65% of residents completing their forms, and similar response rates from the younger people and children.

The major areas of concern were felt to be as follows (not in priority order):

- The Village Hall
- The environment
- Traffic and transport
- Planning issues
- Community issues

## **Issues for action**

Once problem issues had been identified, the Vital Villages Committee met Rebecca Leeming from 'Community Futures', then had a further meeting with Finlay Hodge and Gillian Smith, also from 'Community Futures' to discuss progress. A series of public meetings was held in September 2003 so that residents would be

## **Action Plan - Yealand Village Hall**

In the survey, a large proportion of respondents recognised the Village Hall as an invaluable resource which is well used and appreciated. However the rebuilding of the Village Hall took place eighteen years ago and many residents felt that the facilities needed to be updated.

Before any action can be taken, the building needs to be properly surveyed and assessed to find out whether the current structure could be adapted to upgrade the existing facilities, or whether this is simply not



The planning authorities will have to be contacted at an early stage, to find out whether an extension or other alterations to the building would be acceptable, bearing in mind that the Yealands are in a conservation area and an AONB.

Improvements to the kitchen and toilet facilities were felt to be particularly important. Some sort of meeting place for younger residents is also desirable as is improved meeting room space. As the Hall is now hosting regular stage productions, better drama facilities would be appreciated, as well as some provision for a community or co-operative shop venture. A number of people would also like the Hall to be suitable for sporting activities such as badminton as some regular sports are now done elsewhere.

The Village Hall is an important venue for the school, for PE and some assemblies and school productions, as the school has no Hall. Proper changing rooms would be useful for school as well as supporting sporting activities and, if approval is given, for the Multi-Use Games Area.

## Action Plan for Yealand Village Hall

Action (facility based)	How it will be tackled	Priority	Partners needed	Timescale	Lead responsibility	Costs/resources
Review of village hall development possibilities	1. Professional assessment of existing structure and any limitations, including:- roof and walls (dampness?) electricity supply, security of premises, plumbing and drainage, toilets, kitchen, heating and lighting, disabled access.	High	Yealand Conyers Parish Council, Yealand Redmayne Parish Council	Summer 2004	Yealand Village Hall Management Committee	Village fund raising, Grant aid from:- Countryside Agency, Community Futures, The Community Fund, VIRSA, Defra (RES), Youth and Community Services, Connexions, Lancashire Council for Voluntary Youth Services, Yealand Conyers Parish Council, Yealand Redmayne Parish Council
	2. Planning review to establish acceptable extension possibilities, including:- alteration of roof lines, building nearer the road, building nearer the pond, adding an upper storey.		Yealand Conyers Parish Council, Yealand Redmayne Parish Council, Lancaster City Council, Lancashire County Council.	Summer 2004		
	3. Imaginative, modular development plan to provide:- a youth facility, more meeting rooms, community shop, better provision for drama, provision for badminton.		Yealand Conyers Parish Council, Yealand Redmayne Parish Council, Current hall users, Yealand youth, Shop working group, Badminton group	Summer 2004		

## **Action Plan – Environment**

The beauty of the local environment is an overwhelming reason why residents love living in this area, and respondents to the survey are anxious to conserve local wildlife, habitats, woodlands and open spaces.

A leaflet or pamphlet/ map will be produced to enable residents and visitors to appreciate the environment and items of local interest such as lime kilns, footpaths and historic buildings.

Heavy through traffic has been a problem for many years, damaging the roads, polluting the environment and causing problems for other road users. Companies using these vehicles will be approached to see whether environmental damage could be minimised by using other routes and/or smaller vehicles.

A large proportion of residents are aware of the Area of Outstanding Natural Beauty status of the villages. This understanding should be passed on to children in the local school, by bringing in volunteer help and local experts, so that the children's understanding and local knowledge is enhanced.

Closer links need to be developed between the AONB centre and the villages so that they can work in partnership.

*'We will ensure that everyone has access to and an understanding of green spaces and wildlife areas in their neighbourhood'*

*'We will produce a register of important green and community spaces by 2005'*

Lancaster District Community Strategy 2003

Summerhouse Hill



Cringlebarrow Wood



Thrang End



Leighton Moss



Heavy Vehicles in Narrow Lanes



### Action Plan for Yealand Environment

Action (issue based)	How it will be tackled	Priority	Partners needed	Timescale	Lead responsibility	Costs/resources
Production of an information pamphlet/map to enable residents and visitors to appreciate and respect the local environment	1. Collection of location information on items of interest such as; lime kilns, footpaths, bus stops, the village hall, the Friends Meeting House, the school, churches, etc.	Medium	Yealand Conyers Parish Council, Yealand Redmayne Parish Council AONB unit Local landowners Moorholme Society	2004	Yealand Conyers and Yealand Redmayne Parish Councils	Village fund raising, Grant aid from:- Countryside Agency, Community Futures, Defra (RES), Yealand Conyers Parish Council, Yealand Redmayne Parish Council, Lancaster Leisure Trust, Lancashire Environmental Fund
	2. Design of the pamphlet/map and approval by parish, city and county councils and AONB unit.		Yealand Conyers Parish Council, Yealand Redmayne Parish Council, AONB unit	2004/5		
	3. Production of the pamphlet /map		Yealand Conyers Parish Council, Yealand Redmayne Parish Council, AONB unit Lancaster City Council, Lancashire County Council.	2005		

Action (issue based)	How it will be tackled	Priority	Partners needed	Timescale	Lead responsibility	Costs/resources
Reduction in numbers of large &/or heavy vehicles using village roads and damaging the environment	1. Collect information on the local destinations/origins and purposes of journeys by large &/or heavy vehicles.	Medium	Yealand Conyers, Yealand Redmayne, Warton, Arnside, Silverdale, Beetham Parish Councils AONB unit Local Businesses	Summer/ Autumn 2004	AONB unit	Council for the Protection of Rural England, Grant aid from:- Countryside Agency, Community Futures, Defra (RES), Lancashire Environmental Fund
	2. Approach the local destinations/origins to try and reduce the size of vehicles used and optimise the routes for minimum environmental damage.		Yealand Conyers, Yealand Redmayne, Warton, Arnside, Silverdale, Beetham Parish Councils AONB unit Local Businesses Highways authority	Winter 2004/5		
Improve Environmental education of village children	Approach people with local environmental and educational expertise to interact with staff and children at Yealand School.	Medium	Yealand School staff AONB unit	2004/5	Headteacher, Yealand school	Lancashire Environmental Fund, LEA
Encourage greater involvement of AONB staff in village environmental issues	Publicise the AONB Management plan at village meetings & in village organisations	Low	AONB unit Yealand Conyers Parish Council, Yealand Redmayne Parish Council Village organisations	2005/6	AONB unit	Lancaster City Council Lancashire County Council

## Action Plan - Traffic and Transport

Respondents to the survey feel that there is a problem with speeding traffic in the villages, particularly as there is no footpath between the villages. Many pedestrians, particularly schoolchildren, feel vulnerable.

There is a commitment to trying to establish a footpath linking the two villages. Residents wishing to walk to the Village Hall, the churches, pub or school, find this very



*Another safe arrival at school*

Traffic-calming measures and improved road signs will be investigated under the guidance of County Council Road Safety Officers. An extension of the 30mph speed limit reaching down to the A6 has widespread support, as has the extension of the 30mph zone to Yealand Storrs.

*'We will improve road safety in the District by....reducing speed through better enforcement and introducing 20mph zones'*

*'We will improve road safety education by strengthening the links with the Lancashire Partnership for road Safety and other initiatives'*

*'We will encourage schools to adopt School travel Plans leading to further Safe Routes to School initiatives'*

## Action Plan for Traffic and Transport

<b>Action (low/ no cost)</b>	<b>How it will be tackled</b>	<b>Priority</b>	<b>Partners needed</b>	<b>Timescale</b>	<b>Lead responsibility</b>	<b>Costs/resources</b>
Investigate speeding	Measure speed of traffic through the villages	Medium	Community Police Officer	2004	Yealand Conyers & Yealand Redmayne Parish Councils	
<b>Action (strategic)</b>	<b>How it will be tackled</b>	<b>Priority</b>	<b>Partners</b>	<b>Timescale</b>	<b>Lead Responsibility</b>	<b>Resource Implications</b>
Investigate traffic-calming measures	1. Check possibilities for better signposting of traffic hazards	High	County Council (Road Safety Officer).	2004	Yealand Conyers & Yealand Redmayne Parish Councils	
	2. Apply for the extension of the 30 mph limit to Yealand Storrs and to the A6.					
	3. Enquire about a 20mph limit					
Investigate possibility of footpath linking villages	1. Record the pedestrian use of the road and traffic density and speed at critical times.	High	County Council (Road Safety Officer).	2004	Yealand Conyers & Yealand Redmayne Parish Councils	
	2. Determine the land width required for a footpath					
Reduce traffic speed between the villages	Investigate changing road between villages into single-track road with passing places.	Medium	County Council (Road Safety Officer)	2004	Yealand Conyers & Yealand Redmayne Parish Councils	

## Action Plan – Planning Issues

Residents are not always aware of planning applications and requested that where time constraints allow, these could be more widely publicised and discussed. Parish Councils could publicise these via noticeboards, the pub, Post Office and newsletter.

Changes in recent legislation mean that the production of a Village Design Statement leading to adoption as Supplementary Planning Guidance may no longer be relevant. Planning Officers will be consulted on this matter.

Respondents to the survey were keen to preserve current open spaces in the villages so that they cannot be used for development. Again, recent legislation makes development less likely in the near future. There are specific areas which residents wish to be preserved. This particularly applies to the fields between the two villages and the fields bordered by Yealand Road, Roseacre Lane, Church Lane and Dykes Lane. However we must ensure that this does not mean a ‘green light’ for development elsewhere and must consult with Planning Officers on this



*View from Yealand Conyers to Redmayne and beyond*

Respondents to the survey were overwhelmingly against the idea of any further housing being built in the villages, although there was some support for low-cost small family homes with local purchase restrictions. Planning Officers will be consulted to check current planning restrictions.

*‘We will provide opportunities for local people to stay in the area identifying housing needs and providing adequate, affordable housing where appropriate (particularly in rural areas and for younger people)’*

*‘We will prioritise local need when deciding planning applications’*

*‘We will preserve and promote our local unique heritage by identifying and prioritising our distinctive heritage in consultation and debate with the public...and provide opportunities for local heritage protection and enhancement through the development control process.’*

## Action Plan for Planning Issues in The Yealands

<b>Action (low/ no cost)</b>	<b>How it will be tackled</b>	<b>Priority</b>	<b>Partners</b>	<b>Timescale</b>	<b>Lead Responsibility</b>	<b>Resource Implications</b>
Planning Application publicity	1. Parish Councils identify ASAP planning applications which could be contentious	Medium	Village newsletter editor The New Inn The Post Office	2004	Yealand Conyers & Yealand Redmayne Parish Councils	
	2. Parish Councils publicise such planning applications via notice boards, pub, Post Office, Village Newsletter,email,website.					
<b>Action (strategic)</b>	<b>How it will be tackled</b>	<b>Priority</b>	<b>Partners</b>	<b>Timescale</b>	<b>Lead Responsibility</b>	<b>Resource Implications</b>
Investigate Production of Village Design Statement	1. Ask planning Officers if this is still relevant.	Medium	City Council Planning Officers	2004/5	Yealand Conyers & Yealand Redmayne Parish Councils	
	2. Ask Planning Officers for guidance if relevant					
Conservation of open spaces	Ask City Council and AONB to note residents' views on preservation of open spaces, in particular fields between villages and opposite St John's Church	High	AONB, City Council	2004	Yealand Conyers & Yealand Redmayne Parish Councils	
Investigate restrictions on housing development	Ask planning Officers what the current restrictions are, particularly any exceptions for low-cost housing for young/ local families.	Medium	City Council	2004	Yealand Conyers & Yealand Redmayne Parish Councils	

## **Action Plan – Community Issues**

The survey showed that most residents valued the community life of The Yealands, particularly recognising the importance of the school. Many residents also appreciated the use of the village hall (particularly the post office), the three places of worship, the New Inn and the mobile library. Adult residents asked for more activities in the village hall and the improvements needed to achieve this are included in the Village Hall Action Plan. Younger residents are keen to have some sort of meeting spot and activities. They will be encouraged to work with volunteer adults and Village Hall Management Committee to establish this via the Village Hall Action Plan.

As many residents work from home or use computers regularly, many are keen on having Broadband technology available in the villages. It is currently available in Conyers via the Carnforth exchange, but is not yet available in Redmayne, which uses the Burton exchange.

Many residents would like to establish a Yealands website to improve communications links. Several local residents are already professional experts in this area and can be consulted.

Although there is relatively little crime in the Yealands, anxiety about it is widespread and we will seek the advice of the Community Police Officer on how best to prevent crime.

It seems unlikely that another commercial shop could be re-established, but it may be possible to organise some sort of community/ co-operative/ bulk-buying venture.

Some residents would like public computer access and this can be investigated via Community Futures.

Coffee Stop in The Village Hall



Sea Scouts on a Hike



School Fete



French Evening in The Village Hall



Outdoor theatre for St John's Church



Pantomime in The Village Hall



### Yealand Community Action Plan

Action (low/no cost)	How it will be tackled	Priority	Partners needed	Timescale	Lead responsibility	Costs/resources
Investigate potential Broadband availability	1. Check with BT about when broadband will be generally available	Medium		Spring 2004	Village newsletter editor	
	2. Encourage residents to apply for broadband.					
Investigate the possibility of a Yealands website	1. Obtain expert opinion on realistic possibilities (ask Nigel Bradshaw/ Vince Smith?)	Medium		Summer 2004	Yealand Conyers & Yealand Redmayne Parish Councils	
	2. Estimate the running costs of a site and seek funding.					

Action (strategic)	How it will be tackled	Priority	Partners needed	Timescale	Lead responsibility	Costs/resources
Support anti-crime measures	Talk to Community Police Officer about crime prevention and how this could be publicised	Medium	Community Police Officer	Spring 2004	Yealand Conyers & Yealand Redmayne Parish Councils	
Investigate possibility of Youth Activities	1. Encourage residents to volunteer as youth leaders.	Medium	Village Newsletter editor	Spring/Summer 2004	Yealand Conyers & Yealand Redmayne Parish Councils	Lancashire Youth Service
	2. Work with The Yealands young people to investigate the provision of (or transport to) activities for younger residents.		Young people of The Yealands Village Hall Management Committee	Spring/Summer 2004		
Investigate possibility of setting-up community shop	1. Contact Community Futures for advice and working examples	Medium	Village Hall Management Committee, Community Futures, ?The New Inn	2004	Yealand Conyers & Yealand Redmayne Parish Councils	Countryside Agency
	2. Use Coffee Stop to investigate need – goods and availability					
	3. Check location possibilities – Village Hall, The New Inn					
Consider public computer access for residents	Contact Community Futures for advice	Low	?The New Inn, ?Yealand Friends Meeting	2004/5		

## **Conclusions**

Overwhelmingly, the results of consultations with the residents of the Yealands show a deep concern for environmental issues. All the main issues raised – planning, traffic and community matters as well as the specifically environmental comments, demonstrate a strong desire to preserve and enhance the natural environment. Although change is inevitable, it should be managed with sensitivity and openness.

The Parish Councils and the Vital Villages committee fully endorse and support the work of the AONB and their management report, which deals at length with these areas of concern.

Although the Vital Villages committee was a small one, large numbers of residents participated in consultations, attended open meetings, helped with events and completed the survey. Thank you to all those who helped form a picture of the future of the Yealands.

The Parish Councils will be setting up a 'Parish Plan Action Committee' to help them carry out the work detailed in the plan.