



Calveley Canal-side Mini Masterplan

In support of the

Calveley Neighbourhood Plan

November 2016

urban imprint

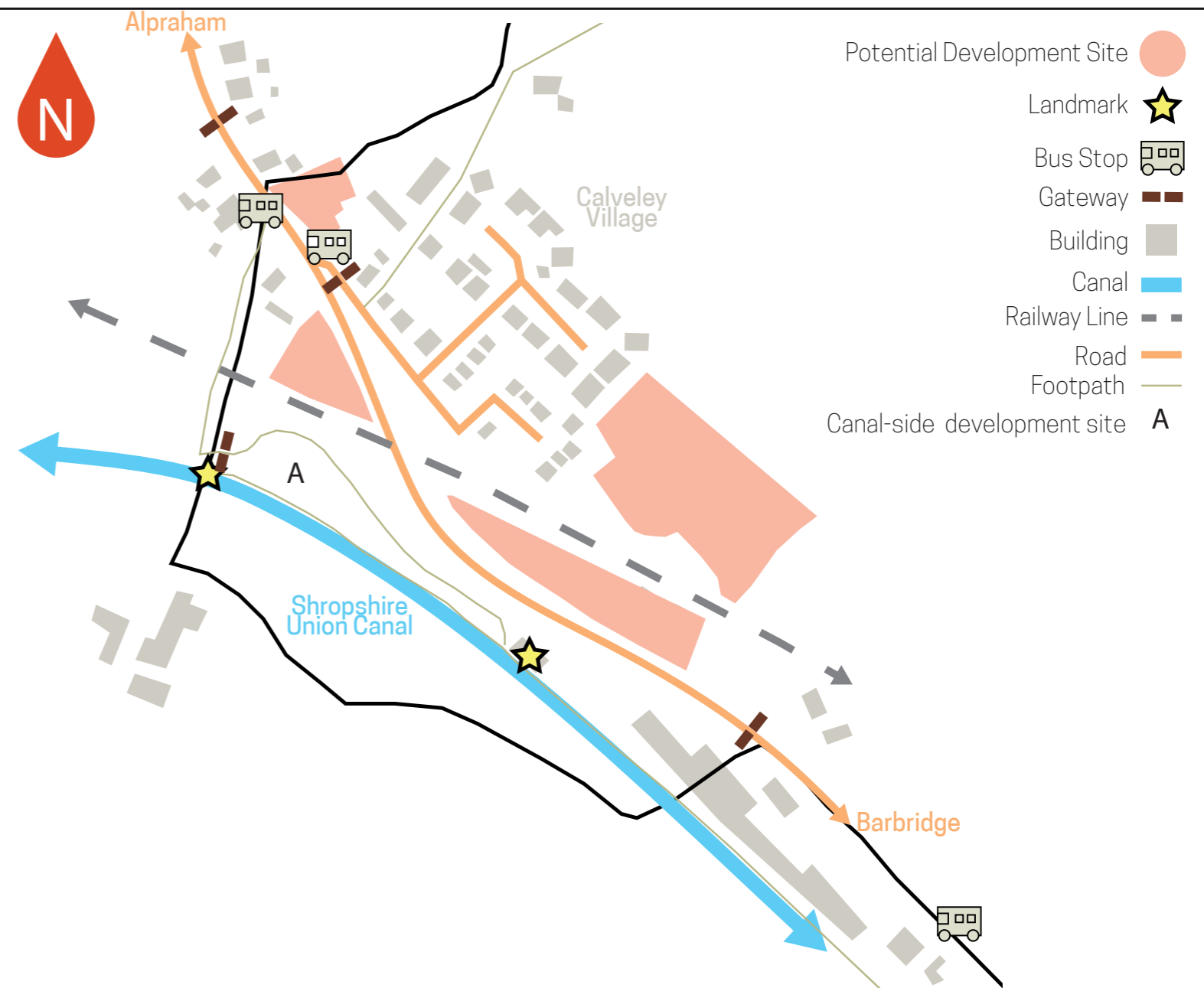
Contextual Appraisal

The canal-side site is located to the south-west of the parish and has good potential for leisure uses to complement the nearby 'Calveley Village'.

Potential development sites were identified in the 'Environmental Landscape Mapping Analysis' for both residential uses and a leisure use; the potential residential sites are located in close proximity to the canal-side development site (Site A). There is currently a lack of amenities to support this potential growth, which could be supplied by Site A.

Although Site A features open green space, there is a lack of functional green infrastructure in the area surrounding Calveley Village. The intersection of the railway, canal and the A51 represents both a negative and positive barrier. Accessibility to the site from Calveley village is currently limited and dangerous due to the road, however the views along the canal present an attractive opportunity for development.

This document will further outline the main opportunities and constraints of developing Site A and will establish possible interventions for consideration in the Calveley Neighbourhood Plan.



Opportunities & Constraints

Developments or improvements to the site at Calveley Service Station should be modest and small-scale to retain a peaceful atmosphere and provide facilities for the local village community.

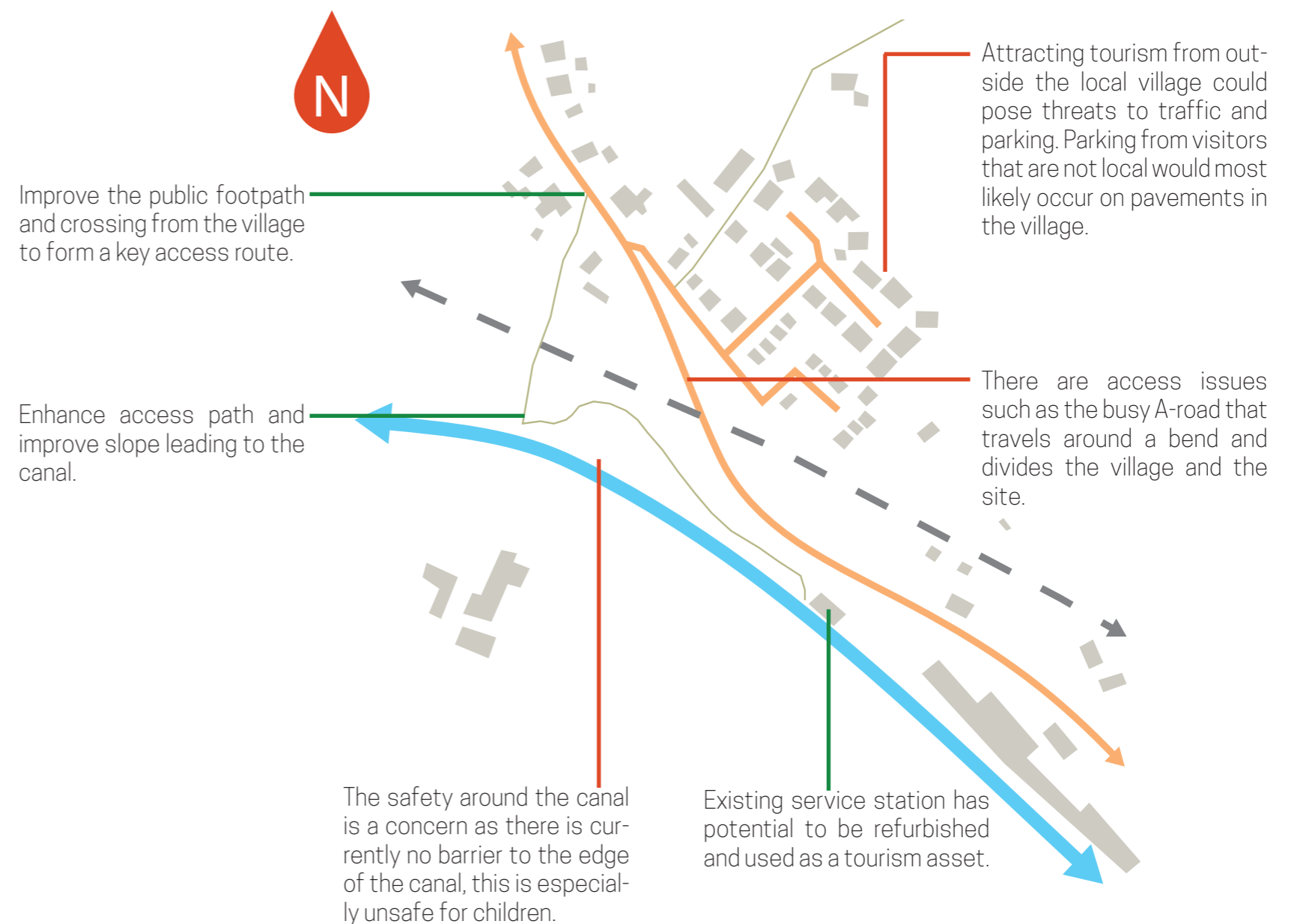
The site has potential to provide recreational facilities such as a cafe, playground and outdoor gym for residents in the village and new adjacent estate. The hedgerows should be cleared and improved to create more room and block noise/views of trains and cars, which could otherwise be disruptive to potential activities on the site.

The canal towpath presents a barrier of movement. There is an opportunity to improve the state of the towpath and connect it with the footpaths that join the A51. As well as this, by improving the towpath and accessibility to the site, bicycle parking facilities should be provided.

Recreational uses on the site such as children play areas would be subject to seasonal change. Cafes and tourism activities might also be under such threats due to access and lighting on the site.

There is a limited prospect for growth due to the size of the site; the proposed activity should only sustain the current (and potential) sites' surrounding local population.

There is limited natural surveillance in the area as it is bound by the canal, road and railway. Development should avoid creating opportunities for crime and possible pollution of the canal.



Interventions

Main Interventions for consideration:

- Development of a new crossing on the A51 between Calveley Village and the footpath to Site A. This will in turn increase the safety of accessing both bus stops.
- Improvement to the state of the canal towpath.
- Potential for a playground in the open green space on the sight, ensuring it is set back from the Canal with a fence. The fence should be designed so that it is consistent with the natural features on the site and does not dominate or obstruct views of the canal, using natural pallettes and materials.
- Connect the footpaths from the A51 to the canal towpath to improve legibility towards the site and create a circuit.
- Enhance the tourism asset of the Calveley Service Station and incorporate a new cafe/meeting place.
- Potential for additional crossing on A51 to join with new extension of footpath onto canal towpath (via accessible steps/slope).
- Improving the access of the site via The Turnover Bridge (Number 104), meanwhile enhancing and maintaining this heritage asset.
- Planting of colourful hedgerows to block noise from railway and road.

Areas for Intervention



Footpath ends at A51, with no connection to the Canal towpath



Open, flat land with opportunities for children's play area



Waste to be removed and additional fencing/ barriers against railway line for safety and noise purposes



Access to site in need of improvement, including signage



Calveley Service Station- tourism asset



Dangerous, unmetalled and uninviting Canal towpath



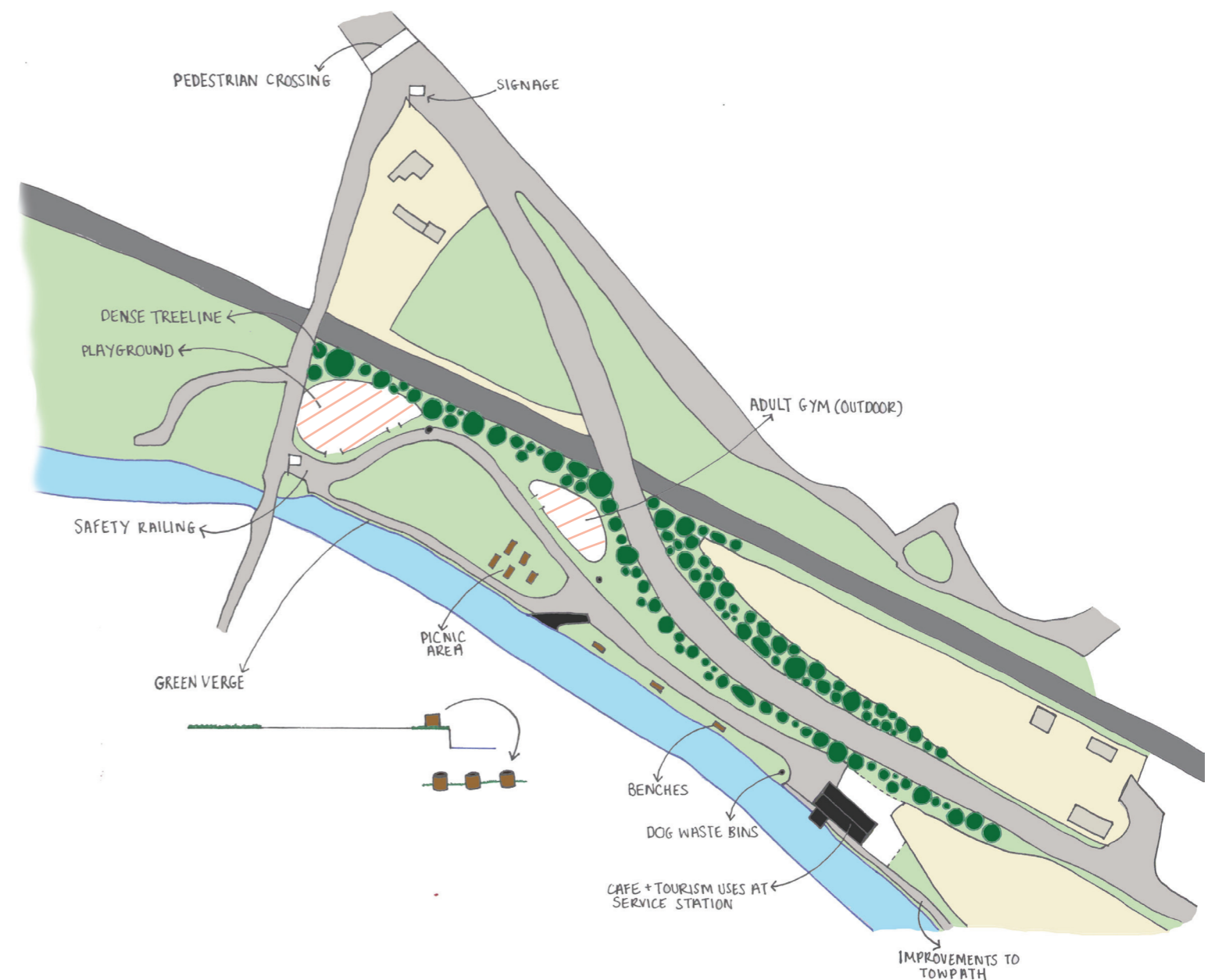
Edge of land presents dangerous drop into Canal

Mini Masterplan

This mini masterplan is concentrated on the currently unused land by Calveley Service Station on the Shropshire Union Canal.

The mini masterplan sets out a vision for a vibrant new recreational area targeted towards residents of Calveley Village, which has been identified as an area for potential new housing developments.

The plan involves refurbishment to the service station including tourist information related to the canal and a new cafe to attract visitors, as well as a child-friendly play area and outdoor gym for families in the locality. Walking is encouraged by improvements to the access of the site and to the canal towpath, further connecting the A51 to the canal by foot.





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