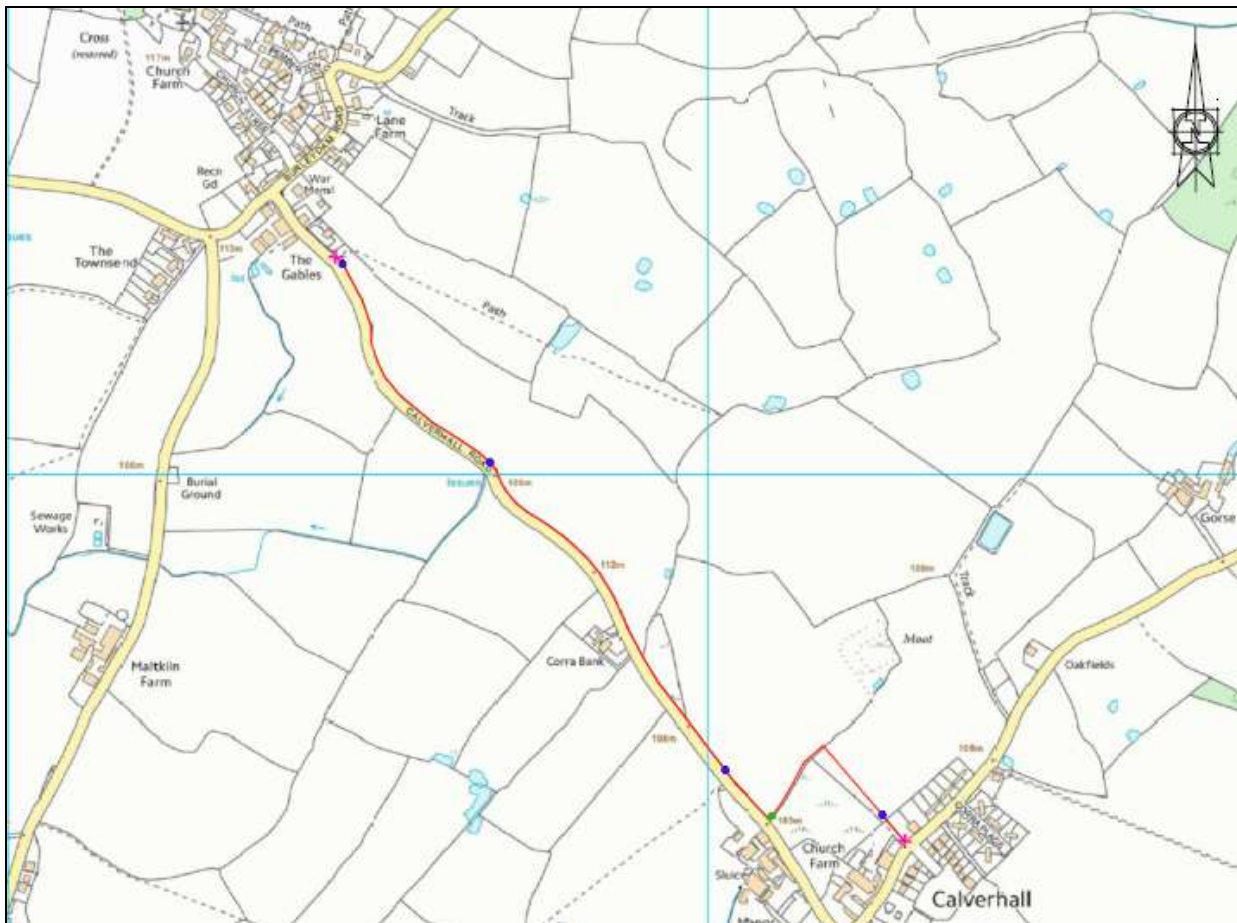


## Design and Access Statement

Construction of community footway/cycleway (permissive path):

Land between Ightfield and Calverhall  
Nr. Whitchurch  
Shropshire



On behalf of  
Ightfield Parish Council  
September 2018

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## 1.0 Introduction

- 1.1 This Design and Access Statement has been submitted to accompany a full planning application to construct a new permissive path for members of the community to walk and cycle between Ightfield and Calverhall, Nr. Whitchurch.
- 1.2 Ightfield Parish Council identify that the Ightfield Community would greatly benefit from being able to safely access Calverhall and in turn its facilities.

## 2.0 Planning History

- 2.1 From a search of the council's archives, there does not appear to be any relevant planning history on the land across which the path is proposed since 2000.

## 3.0 Requirement

- 3.1 Ightfield and Calverhall are small rural settlements located close to Whitchurch. Whilst Ightfield has a number of properties and modest facilities (Church, Amica Centre and playground) the village is reliant on surrounding settlements for more regular services, primarily Calverhall located circa a mile away.
- 3.2 Calverhall has a wider range of facilities, such as The Old Jack Inn, The cricket / bowling club, village hall etc. Many community social events are held in Calverhall such as the annual 'Family Day'.
- 3.3 Ightfield Parish Council (applicants) are aware that the unclassified highway between Ightfield and Calverhall is narrow, uneven and twisting which makes walking and cycling difficult. Thus many local residents choose to drive to Calverhall, adding to traffic along 'Calverhall Road'.
- 3.4 The land ownership is divided between the Whitegates Estate and the Trustees of Cloverley Estate. They both lease and occupy land and property in the area of Ightfield and Calverhall; they are very understanding of the inter-connectivity between the villages. As such they have agreed, with the tenants who farm the subject land, to allow a suitable path to be constructed and maintained. The route of the footpath, which is approx. 1.3km long, crosses through three agricultural holdings and a small parcel occupied by the Trustees of Cloverley Estate.
- 3.5 It is acknowledged that there is a public footpath between Calverhall and Ightfield, however, the existing footpath does not take the most direct route, it is not surfaced and crosses through the centre of fields in productive agriculture. The proposal being made by Ightfield Parish council is intent on promoting members of the local community to cycle, walk and use wheel chairs at all times of the year. To provide

the best amenity to residents of both villages, please note that horses and motorcycles will not be permitted to use the path.

- 3.6 The proposal provides a tangible benefit to the residents of Ightfield to access a wider range of facilities. Although the residents of Calverhall already have access to a number of facilities, the proposed path will allow them additional safe walking / cycling facilities, which can afford them a circular route when incorporated with the existing footpath located to the north east.
- 3.7 Both Ightfield and Calverhall are listed under policy 18.2ii as part of the Whitchurch Rural & Ightfield and Calverhall Community Cluster with provision for an additional 25 dwellings over the plan period (to 2026) in Ightfield and Calverhall alone. As such it is considered that this path will provide additional facilities to support new residents and families coming to the area.
- 3.8 The likelihood of the path being used has been considered extensively by the applicants and members of the community. It is believed that the path, which measures circa 1,300m (0.8miles), would take circa 20 minutes to walk and as such would be popular with members of the community of all ages.

#### 4.0 Proposal

- 4.1 Ightfield Parish Council are therefore seeking permission for the following;
- Construction of a permissive pathway (foot way and cycleway) between Ightfield and Calverhall
  - To lay a permeable, compacted surface which would allow people, wheelchairs and cycles to use the path
  - To fence the path, so it is separated from existing farm land, but allow suitable crossing points for farmers to maintain safe access their land.

#### 5.0 Current Development Plan & Policy Context

- 5.1 Community focused developments, such as this, are supported by national and local planning policy;
- 5.2 Relevant sections of the National Planning Policy Framework (NPPF) are;
- Paragraph 92 – Councils should look to deliver social, recreation and cultural facilities and services to the community
  - Paragraph 96 – There should be access to high quality open space and opportunities for sport and recreation

5.3 In respect of local policies, Shropshire's Core Strategy outlines a number of policies relevant to this application;

- CS1 – Strategic Approach – Shropshire looking to develop 27,500 homes, employment land and accompanying infrastructure across Shropshire, with 5,500 – 6,050 of those homes being in the North East region.
- Paragraph 4.10 - *In community hubs and clusters [such as Ightfield and Calverhall (18.2ii)], development that improves their sustainability will be welcomed, for example where it provides employment opportunities, affordable housing or services and facilities for local needs*
- CS4 – Community Hubs and Community Clusters – allow development within these settlements that helps communities by providing facilities of an appropriate scale
- CS8 – Facilities, Services and Infrastructure Provision – preserve and improve facilities and services where possible and facilitate the timely provision of facilities, services and infrastructure to meet needs.

5.4 Shropshire Council's SAMDev Document also contains relevant policies to this proposal;

- MD2 – Sustainable Design
- MD8 – Infrastructure Provision

## 6.0 Location

6.1 The route of the proposed path is adjacent Calverhall Road which runs south east from Ightfield into Calverhall.

## 7.0 Development Design

### Layout & Scale

7.1 The path measures approx. 1300m in length and crosses relatively level land used in agricultural production.

7.2 It is proposed to construct the path 2m wide and as level as possible. The specification for the permeable path is;

- Level area of path with suitable sized excavator
- Lay Geotextile terram membrane on soil
- Lay and compact a 100mm layer of clean stone
- Lay and compact a 100mm MOT Type 1 stone 40mm to dust

7.3 In order to allow the farmers to continue to graze animals and farm the adjacent land, the north eastern side of the path will be fenced to the specification below;

- 1.2m high fence with sheep netting and plain wire above attached to treated wooden posts (example below)
- Wheel chair friendly kissing gates at either end



#### Access

7.4 Photos below show that either end of the path there is access onto sufficiently wide pedestrian pavements.



From Ightfield looking to entrance (red)



At Calverhall, cross road at access to reach pavement

7.5 Where there is existing field access from Calverhall Road, it is proposed to fit double galvanised gates (one either side of the path) which means that tenant farmers can access the fields and temporarily cross the path, this will afford safety to users of the path and the farmers accessing their fields with tractors and livestock. Please note there will be three field accesses along the length of the path, example below;





### Ecology

- 7.6 There is one pond close to where the route of the proposed path, the path will run adjacent an existing hedgerow and close to a number of trees.
- 7.7 A report by Greenscape Environmental is enclosed within this submission which addresses any potential impact on habitats or protected species.

### Drainage

- 7.8 It is proposed that the path will be permeable, however, the path will stand slightly proud of the ground so any additional water will run off to the sides.
- 7.9 Please note that the route of the path will cross an existing ditch, as such it is proposed to lay a pre-cast concrete pipe to serve as a culvert, location marked green on the plan. A cross section of the culvert detail is submitted with the application.

### Landscaping

- 7.10 As the proposed path will be adjacent an existing mature hedge and close to mature trees it will provide an attractive area to walk.
- 7.11 The proposed fencing is low level and consistent with fencing used throughout the countryside, as such will not cause any adverse visual impacts by those who overlook the path. In addition, users will be afforded attractive views across the local countryside.

## 8.0 Conclusions

- 8.1 It is considered that this statement provides justified reasoning as to why this path is required, how it intends to be used and the potential impact. It is hoped that the proposal, which will provide a clear community benefit is supported by the Local Authority.

**APPENDIX 1: SITE PHOTOS**

*Photos are in order as if walking the path between Ightfield (opposite The Gables) and Calverhall.*



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