Canal & River Trust
Making life better by water

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Your Ref PL/2024/00141

Our Ref CRTR-PLAN-2024-40857

Wednesday 31 January 2024

Dear Angela Ellis,

Proposal: Stable for shires horses and storage of associated equipment, drays and sign shop

Location: The Barge Inn, Seend Cleeve, Seend, Melksham

Waterway: Kennet & Avon Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The main issues relevant to the Trust as statutory consultee on this application are the impact of the proposal on the character and ecology of the Kennet & Avon canal.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that suitably worded **conditions are necessary** to address these matters. Our advice and comments follow:

Character of the canal.

The proposed building will be very visible from the canal corridor and towpath in particular. We request that either native species trees are planted within the site to help screen the building, or if this is an issue due to power lines a native species mixed hedgerow could be planted within the applicant's land and adjacent to the towpath to help screen the proposed building. This matter can be dealt with by way of a suitably worded landscaping condition.

Ecology

The application mentions the need to prevent light overspill into the canal corridor. However, no details of the proposed lighting is provided.it is suggested that further details of lighting, including lux levels and a spill diagram should be provided. This matter may also be dealt with my way of a suitably worded condition.

Canal & River Trust Planning Team
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Conditions

1. A landscaping scheme shas been submitted to and agreed in writing by the Local Planning Authority. The scheme shall indicate the size, species and spacing of planting, the areas to be grassed, and the treatment of hardsurfaced areas. Any such planting which within a period of 5 years of implementation of the landscaping die, removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to the variation. The approved scheme shall be fully implemented prior to the first occupation of the dwelling. No trees shall be planted within 5 metres of the waterway.

   Reason: To comply with paragraph 135 of the National Planning Policy Framework to improve the appearance of the site when viewed from the waterside and to enhance the biodiversity of an area. Landscaping also has the potential to impact on the integrity of the waterway and it is necessary to assess this and determine future maintenance responsibilities for the planting. Landscaping affects how the waterway is perceived and any trees within 5 metres of the waterway may have the potential to impact on the structural integrity of the waterway structure.

2. Notwithstanding the plans submitted prior to the commencement of development details of the proposed lighting for the development shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.

   Reason: To comply with paragraph 191 of the National Planning Policy Framework as the lighting at waterside developments should be designed to minimise the problems of glare, show consideration for bats and unnecessary light pollution should be avoided by ensuring that the level of luminance is appropriate for the location, is sustainable and efficient, and protect the integrity of the waterway infrastructure.

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Jane Hennell MRTPI
Area Planner

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https://canalrivertrust.org.uk/specialist-teams/planning-and-design

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