



**Canal &
River Trust**

Making life better by water

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Your Ref PL/2025/09541

Our Ref CRTR-PLAN-2025-45805

Wednesday 7 January 2026

Dear Helena Carney,

Proposal: Reserved Matters (Scale, Layout, External appearance and Landscaping) pursuant to condition 2 of PL/2022/08744 - Outline application (all matters reserved except for access) for part conversion and part redevelopment of the Devizes Community Hospital site to provide up to 58 no. residential dwellings (Use Class C3) and circa 67.7sqm flexible commercial unit (Use Class E), including the retention and conversion of two original buildings to the east of the site, with associated landscaping and parking

Location: Devizes Community Hospital, New Park Road, Devizes

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.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following general advice:

It is noted that an application to discharge conditions has concurrently been submitted and the canal & River Trust have already responded to that consultation. Those comments are included below in order that the Case Officer is aware and can decide which are also appropriate to this application for reserved matters.

Reserved matters

Layout and design

While the introduction of the open space next to Block F is an improvement to the approved layout from the outline app, Blocks A and E have moved closer to the canalside boundary. It would be good to see them pushed further back into the site to minimise any risk to the existing boundary vegetation and/or allow for new mitigation planting.

Drainage

Para 3.8 of the drainage strategy states that the rate and volume of discharge will be limited to greenfield rates to the canal or to existing rates with a 20% betterment to the combined sewer as agreed with Wessex Water. The

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applicants have not yet made an application to the Trust to discharge water into the canal. As a result, the suitability of the drainage strategy cannot be considered.

Layout- access to the towpath

The proposal shows a new access onto the canal towpath. This access will require an agreement with the Canal & River Trust. The applicant should contact Steven.Slocombe@canalrivertrust.org.uk from the Trust's Estates Team by email to commence discussions.

The details of the access point onto the Towpath should be agreed with the Trust and works may be necessary on Trust owned land to make a connection to the towpath itself. This element of the proposal should be agreed by the Trust through our Third-Party Works process as detailed above to ensure that the new access is suitable for the location, fit for purpose and does not result in danger to those already using the towpath or to those joining the towpath. The Council must consider whether it is appropriate to agree this access point before an agreement is in place.

Other comments from discharge of conditions

It is suggested that the Case Officer considers which, if any, are also relevant to this application.

condition 7 (Ground investigation)

Condition 7 - the covering letter states that the GI report will be submitted shortly, so there is nothing to review at this stage, and the information is still required. The Trust suggest that this condition should not be discharged.

8 (CEMP)

The CEMP is generic and largely acceptable, but some additional information is required.

- The CEMP references a BPZ along the canal, yet this is not shown on the appended plan, please can this be added.
- Please can the Trust request that the Heras fence along the canal is covered with debris netting.
- Please can the Trust's details be added to the Key Contacts (Section 8.3) so we are notified of any pollution incidents.

The development will require approval through the Trusts' Third Party Works process, as set out by Informative on the decision notice which stated 'The applicant is advised to contact David Wilson, Works Engineer by email to Enquiries.TPWSouth@canalrivertrust.org.uk to discuss which elements of the proposal should comply with the Canal & River Trusts 'Code of Practice for works affecting the Canal & River Trust'.

The applicant is reminded of the need to contact the Trust.

14 (Signage & Way Finding Strategy)

It is not clear if the wayfinding finger post (A) is located within the site or on the towpath/ Trust owned land. This should be clarified with the applicant and a larger scale location plan provided. Any wayfinding to be located on Trust owned land must be agreed with the Trust through our Third-Party Works process as detailed above to ensure it is suitable for the location, fit for purpose and does not result in obstruction of the towpath or cause any impediment to towpath users.

20 (BNG Metric)

It appears that there are works within the riparian zone from 10m of the bank top (i.e. the cycle store). The LPA ecologist should consider if the applicant should undertake a River Condition Assessment due to the existing wall and separation from the water. However a watercourse assessment should have been provided the applicant should provide a clear explanation for its omission.

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It is suggested that the applicant contact the relevant colleagues at the Trust as soon as possible to discuss matters relating to drainage, signage and the towpath access which are relevant to both applications.

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

Yours sincerely,

Jane Hennell MRTPI
Area Planner

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07747 897793

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

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