

Stone Mill Viewing Platform- Maintenance and Management Plan.

Incorporating debris removal plan

Planning application PL/2024/03221



River Biss, looking upstream towards The Shires Shopping Centre

March 2026

Version	Author	Checked	Date	Comments
1	CSG		13/02/26	DRAFT

1. Introduction

This document has been produced as part of a Discharge of Conditions application to allow the delivery of a viewing platform on the banks of the River Biss. Two separate applications have been made for enhancements at two site areas along the River Biss corridor; both will be delivered under the Trowbridge Future High Streets Fund regeneration project and will be delivered as a package of work.

This document details the existing and proposed features that will be created through the project including the viewing platform and associated path repair works, as well as the soft landscaping and amenity enhancement elements in the wider area and management actions needed to maintain and improve this post construction. It has been informed by consultation with Wiltshire Council and following advice from the project designers and ecologists.

2. Management and Maintenance Plan

The Site is owned and managed by LCP Management Ltd. (Part of M'Core). Following completion of the project TTC will take on future maintenance of the site within the red line boundary (Appendix 1- Plan 2). A separate agreement will be made between TTC and LCP confirming that TTC will manage and maintain the new platform and features according to this plan.

The project has been developed with minimal maintenance requirements at the forefront of the design process. Appendices 2 and 3 detail the location and type of maintenance requirement and an expected annual calendar.

General practise will include the below.

Feature	Maintenance action	Frequency
Planting at sites	Clearing area of litter and debris	To be confirmed with TTC to fit in with other maintenance in the area, but at a minimum of monthly.
	Cutting and weed control	At least 2 cuts a year – including a single cut in October and one in Spring. Weed control to be carried out at intervals to be confirmed with TTC but more so in Spring/Summer.
	Additional watering	In periods of extended drought.

	Minor tree limb management	As required in the longer term to prevent dark and unwelcoming spaces being created.
Bee posts and habitat planters	Checks for signs of wear and tear, failure or fault or vandalism	Daily by The Shires staff and community noticing damage and reporting to TTC. TTC will carry out inspections when clearing litter/weed control etc.
	Respond to vandalism and graffiti	As required – will be immediate in cases where graffiti is offensive.
	Repair works to features	As and when required as notified by reports of damage/vandalism
New paving and street furniture	Inspect street furniture and paving within red line boundary (Appendix 1) for signs of wear and tear, failure or fault and undertake cleaning/repairs	Inspection frequency will be determined with TTC; at a minimum it will be biannually. Cleaning and repairs will be undertaken as required when issues are reported.
	Maintain consistency in street furniture design by replacing with as near as possible items	As and when required
Bat boxes	Respond to reports of wear and tear, failure or fault or vandalism	As and when *

*Non-invasive checks of the bat boxes can be carried out by TTC however in the instance it needs to be opened after installation a licenced bat worker will need to be involved. In the unlikely event a box needs to be opened TTC will contact WWT and suitable arrangements will be made.

4. Debris Removal Plan

Feature	Maintenance action	Frequency
Viewing platform deck	Remove any large debris/litter from site, and silt/sediment build-up and dispose of correctly	As required; in line with current management for the adjacent path
Underside and surrounds of viewing platform	Remove debris caught in pilings; EA will provide a key to new access gate to TTC, on the understanding TTC will only access through this gate for this maintenance action and will inform the EA via email at least 24 hours before accessing.	As required, following visual inspection – not expected to be a significant risk due to the platform design and the exceptional conditions necessary to inundate the platform so will not be a regular action.

4. Ongoing Monitoring and Review

Two summers following construction surveys will be undertaken along the river corridor to review the impact the work may have had to the habitats and fauna in the corridor.

The Wiltshire Wildlife Trust is continually involved with projects in and around Trowbridge and will continue to grow its relationship with TTC. It will therefore be well placed to continue offering best practice guidance and practical advice for maintaining the features created to ensure they are performing optimally.

Regular visits through the site will ensure it is continually monitored and therefore any issues will be dealt with without becoming a larger problem.

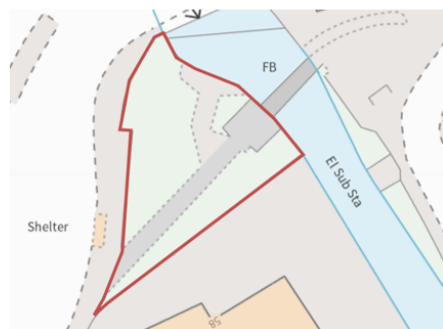
Appendix

Appendix 1- Adoption Agreement confirming Trowbridge Town Council will take on the management of the areas within the red line boundary, as per the Management plan submitted with the planning application, upon which this plan is based. *NB only plan 2 is relevant to this application.*

River Biss – FHSF Adoption Agreement with Town Council

February 2025

1. Wiltshire Council area to be maintained by the Town Council includes the areas outlined in red below – Town Bridge Plan 1
2. This area excludes any walls, the bridge itself and structural elements. Railing are included in this agreement.
3. The TC agrees to seek an agreement directly with the Shires for the maintenance of the area within Viewing Platform Plan 2.
4. The maintenance activities will be undertaken as per the documents attached (or updated versions on the respective planning approval documents to be found online under PL/2024/03221 and PL/2024/03220).
 - Management and maintenance plan V2
 - Maintenance or management removal V1



Plan 1



Plan 2

Wiltshire Council

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3. Maintenance of planting adjacent

Appendix 3- Gantt Chart detailing the expected annual maintenance and management schedule .

* Can be undertaken any time of the year

Management action	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Debris removal from viewing platform, following inundation of flood water from the river Biss												
Debris removal from underneath viewing platform – i.e. large woody debris caught in pilings												
Litter removal from planting adjacent to site	*											
Minor tree limb management adjacent to site												
Inspection of street furniture, and bee posts and responding to reports of vandalism, graffiti, etc.	*											