

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Your Ref PL/2026/00865
Our Ref CRTR-PLAN-2026-46305
Monday 16 March 2026

Dear Andrew Thomas,

Proposal: Erection of oak framed extension to existing garage

Location: Maxcroft Barn, Maxcroft Lane, Hilperton Marsh, Trowbridge

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 is the impact of the extension on the structural integrity 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 a suitably worded **condition is necessary** to address this matter unless the applicant wishes to provide further information prior to determination. Our advice and comments follow:

No information is provided regarding the method of excavation or the footings for the building. At its nearest point the building appears to be approximately 3 metres from the canal edge. The Trust wish to understand the risk assessment and method statement for the type of foundations/footings to be used in order to understand whether there will be any adverse impact on the structural integrity of the adjacent canal. This information can be provided pre-determination or dealt with by way of a suitably worded pre-commencement condition, see below.

Pre-commencement condition

1. Prior to the commencement of development, details of the proposed excavations and foundations, including risk assessments and method statements shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details.

Canal & River Trust Spatial Planning Team

E: planning@canalrivertrust.org.uk W: canalrivertrust.org.uk T: 0303 040 4040

Reason to protect the integrity of the adjacent canal in accordance with paragraph 187 (e) of the NPPF.

In addition, in order to ensure that the proposed works do not have any adverse impact on the canal during the construction phase in terms of an impact on structural integrity or pollution of the waterway, the applicant should comply with the Trust's 'Code of Practice for work affecting the Canal & River Trust', details of which can be found at <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>. It is requested that the informative below is appended to any positive planning decision, regardless of whether the foundation details have already been assessed.

Informative

Should planning permission be granted we request that the following **informative is/informatives are** appended to the decision notice:

The applicant should contact the Canal & River Trusts' Infrastructure Service Team by email to Enquiries.TPWSouth@canalrivertrust.org.uk and comply with the Trust's 'Code of Practice for work affecting the Canal & River Trust', details of which can be found at <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>.

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

Jane.Hennell@canalrivertrust.org.uk
07747 897793

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

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