

The canal is located on the edge of a town and provides an excellent transport corridor into the centre from this major residential site for 176 dwellings. The towpath along this stretch of canal was grassed and did not have a hard surface laid down.

The application site had a long frontage onto the canal towpath, and the proposed layout included a number of access points onto the towpath providing good pedestrian linkage to the town centre. The Trust was pleased to see that the proposed layout

did not turn its back on the canal, but instead made a feature of it, with houses looking out towards the water. The Trust considered that the additional wear and tear from the likely increase in usage would adversely affect the condition of the existing towpath unless it was upgraded.

Linking up the site frontage with the existing hard surfaced section of towpath towards the town centre would help to encourage pedestrian use of the canal corridor as a sustainable route. The Trust sought to secure these towpath improvements via an obligation

under Section 106 of the Town and Country Planning Act. The LPA agreed that there was a case for the improvements along the site frontage together with the section of towpath which would link the site to the existing hard surfaced towpath.

A S106 agreement was signed to ensure either that an agreed towpath works contribution was made by the developer prior to the occupation of the first dwelling, or that the works were completed by the developer before the fiftieth dwelling was occupied.



Are you creating an access to a towpath? If so this will need a land owner agreement with the Trust.

Is the towpath suitable for the increased level of use or does it require upgrading? How would this be best achieved through the planning process? E.g. the provision of off-site works through a legal agreement (S106) or by ensuring the land is within the application site area so that planning conditions will be appropriate.