

An application for 47 residential dwellings was proposed to replace an employment use on a site immediately adjacent to an existing boatyard. The dwellings would replace the building on the left edge of the photo. The boatyard carries out boat building, maintenance and repairs, as well as associated activities including engine repair, carpentry, welding, sanding and painting.

The yard also operate a holiday hire boat fleet, and the premises are used as a base for people starting and ending boating holidays, with regular activity on change-over days involving the loading/unloading of boats, cleaning and valeting activities, running of boat engines to recharge batteries etc. occurring throughout the day.

The access to the majority of the moorings is via the narrow path in front of the existing commercial building. The Trust was concerned that the introduction of a large scale residential development immediately adjacent to the boatyard would have a significant risk of complaints being received from future residents over the noise generated by the legitimate operation of the boatyard. Boatyards are important facilities on the canal network providing necessary services for boaters. As such, the Trust is concerned where there is a risk that development proposals may lead to their loss, or at least scaling back of the range of operations that can be undertaken.

The application did not consider the potential impact it could have on the operation of the boatyard, nor did it consider whether there were alternative facilities available in the area to provide such services to boaters without requiring them to travel significant distances.

Whilst a Noise Assessment was submitted as part of the application it did not appear to consider the noise levels likely to occur at the yard at the height of the summer season, the potential noise impact of the activities associated with the boat hire element of the business, or the presence of a number of boat moorings immediately adjacent to the proposed dwellings.

This lack of proper assessment prevented the consideration of potential noise mitigation measures. Paragraph 180 of the National Planning Policy Framework advises that planning decisions should avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development. It goes on to advise that existing businesses wanting to develop their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.

Partly as a result of these objections the application was withdrawn by the applicant.

**The Developer is responsible for providing sufficient information to enable the LPA to consider all the implications of the proposed development, and the potential for mitigation measures to be included to address adverse impacts.**

