

Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Your Ref 26/00468/FUL
Our Ref CRTR-PLAN-2026-47004
Friday 10 July 2026

Dear Sullivan Archer,

Proposal: Retrospective change of use of part of an agricultural building to stables, a manège, and change of use of land to paddocks at Little Mulberry

Location: Little Mulberry, Upton Lane, Stoke Golding, Nuneaton

Waterway: Ashby Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals and 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 advice:

The application site is located on land to the west of the Ashby Canal and the proposed manege will be approximately 20m away from the canal at its nearest point. We note that the existing mature hedgerow separating the site from the canal towpath is to remain in situ. We do not consider that construction of the manege is likely to have any impact on the canal infrastructure and retention of the existing hedgerow should ensure that the visual impact will also be limited.

The application details do not show any lighting provided but the Planning Statement does indicate that a sensitive lighting strategy is recommended to avoid light spill onto retained hedgerows and the nearby canal corridor (para 3.29). We consider that if any external lighting is intended to be installed, it should be designed and installed to ensure that light spill onto the canal corridor is avoided in order to minimise the risk of adversely affecting wildlife supported by the canal corridor, such as bats, which often use canals as foraging routes.

We consider that this matter could be controlled by a suitably worded planning condition requiring submission of full details of any proposed lighting for approval by the Local Planning Authority prior to installation. If planning permission is granted, we ask that such a condition is imposed.

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

Yours sincerely,

Canal & River Trust Spatial Planning Team

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