

The canal runs through a town with water levels controlled in this location by water being discharged over a weir into a culvert. This is a small housing site on land adjacent to the canal. The culvert that removes excess water from the canal crosses the site.

The Trust was concerned that this culvert should be protected from damage as a result of the development. This was because a collapse of the culvert could result in excess water in the canal having no means of escape, potentially causing flooding or overtopping of the canal in the surrounding area.

This application for nine dwellings was initially submitted without details of how the applicant would protect the culvert structure. After an initial request for further information the applicant successfully investigated and located the culvert.

This enabled the Trust to advise the LPA to attach a pre-commencement condition to ensure details of a method statement specifying measures to protect the culvert during construction be submitted to the LPA for approval.

Such a condition would ensure that the structural integrity of the culvert was protected during the construction process and thus reduces the risk of a collapse causing flooding.

The site was owned by the Trust until 2005. Whilst the sale of the site included a restrictive covenant regarding the protection of the culvert that crossed the site, issues relating to flooding and protecting the structural integrity of the canal infrastructure are planning matters.

Developers should be aware that culverts must be properly identified (and where necessary, protected) as part of development proposals. A pre-application enquiry to the Trust will assist with recognising their presence in relation to our waterways. The LPA should ensure that the development adequately protects culverts from damage to prevent flooding.

