

The site is located on the edge of a town and the canal passes under part of the site in a tunnel. The canal is fed by a reservoir that is owned and operated by the Trust and which is situated close to the site.

The proposal was for a major housing development, with associated uses, and the application site was partly within the reservoir's inundation zone. This zone is the area that would be flooded if the reservoir headwall were to fail. A plan of the site and reservoir can be found on page 2.

The developer approached the Trust for detailed pre-application advice which they used to inform the design process. The Flood Risk Assessment accompanying the application rightly identified this constraint and the proposed layout did not place dwellings or vulnerable buildings within the inundation zone.

These zones can be found on the Environment Agency website and are shown here indicatively on the illustration. If buildings were to be proposed within the inundation zone there would be the potential for this to trigger

a requirement for safety improvement works to be carried out to mitigate the increased risk created.

Further investigation to establish whether off-site works to the reservoir would be necessary and the cost of such works to the Trust's reservoir would be expected to be borne by the developer, because the increased risk directly arises as a result of the proposed development.

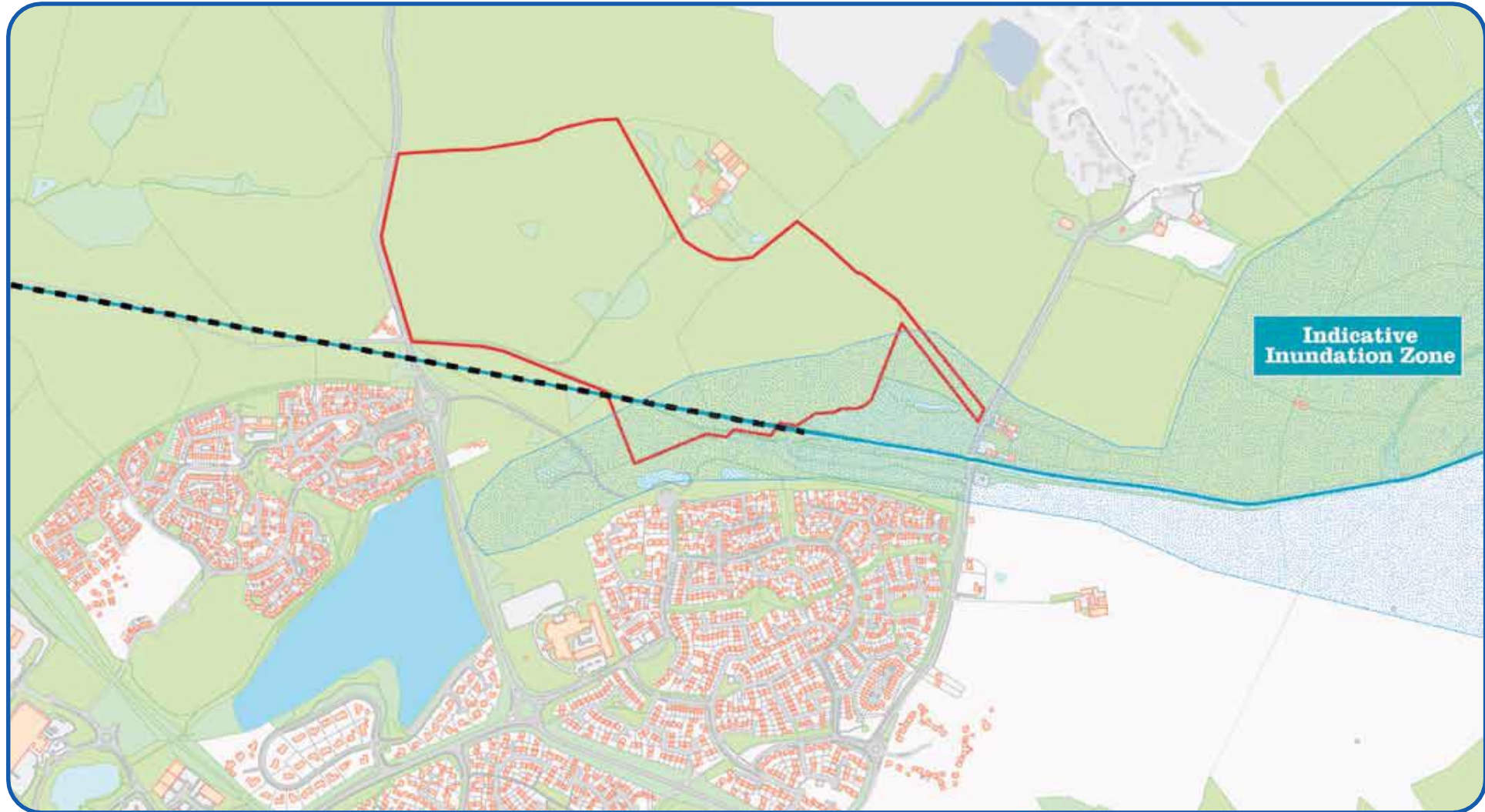
In order to avoid the need for further investigation work and a safety assessment of the reservoir, the application proposed to avoid building within the inundation zone.

As the application was for outline planning permission only, the Trust recommended to the LPA that a condition restricting any built development within the reservoir inundation zone be included to ensure that the subsequent detailed layout at reserved matters stage conformed to this requirement. Consent was granted with the requested condition

Early pre-application discussions with the Trust allowed the Developer to fully incorporate the Trusts design constraints into the proposed outline layout and submit the correct information in support of the application.

The LPA were able to deal with the application without the need for revised plans/information, therefore resulting in less delay for the applicant.

All parties were reassured that risk within a reservoir inundation zone had been appropriately mitigated.



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