

A proposal for fish pools on a site immediately adjacent to the canal. The canal is carried on an embankment that also separates the site from a reservoir.

The reservoir is used to provide water to the canal. During major flood events, the reservoir water level rises, and then flows over an existing reservoir Spillway (a concrete weir), across the canal and into a culvert that crosses the site.

The Trust expressed concern to the LPA through the formal planning consultation process that construction plant and machinery would have potential to cause damage to or collapse of the Existing culvert during construction works.

Damage to the culvert would have potential to cause flooding within the locality if the spillway were in operation. A pre-commencement condition was recommended by the Trust and attached to the approval by the LPA.

This required details of the arrangements to prevent heavy plant/machinery passing over the line of the existing culvert to be submitted to and agreed in writing by the LPA. The development thereafter was only to be constructed in accordance with the agreed arrangements, to be monitored by the LPA.

This was to minimise the risk of flooding and ensure proper water management in accordance with the provisions of the NPPF. The Trust also advised the applicant that we would be willing to discuss the possibility of diverting the feed from the culvert into one of the ponds (in a controlled and designed way).

Developers should to 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.

