

Watercourse Pre-Determination Response

Further to receiving the response from the LLFA in relation to the planning application 144899/FO/2026 we would confirm that the culvert was surveyed using CCTV.

The survey revealed that the section of culvert passing through the site is straight and that manhole covers are located directly over the culvert, i.e. no offset chambers.

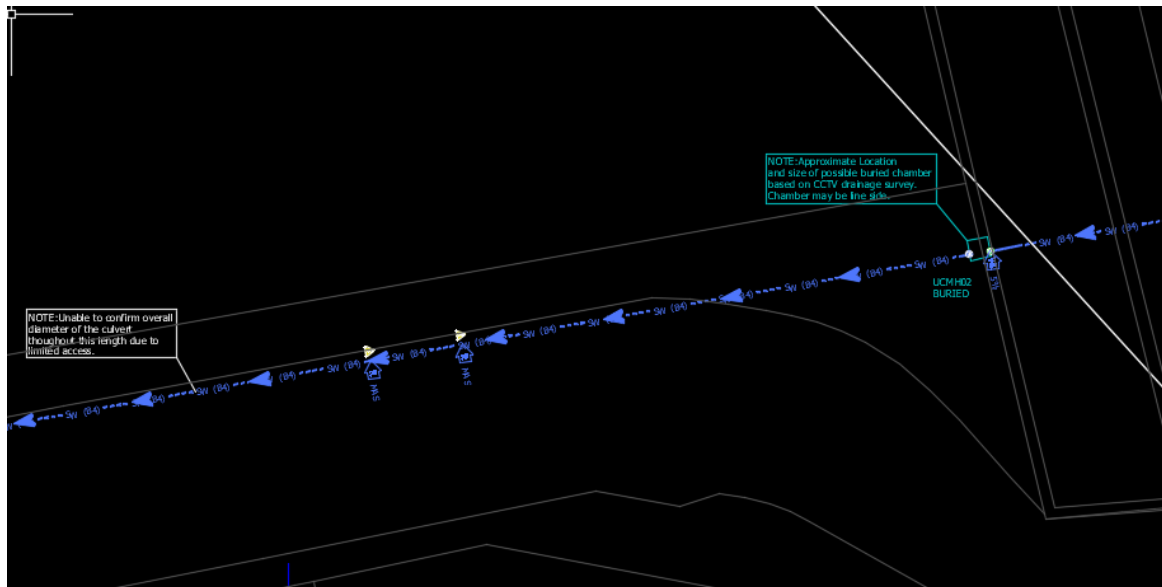
The survey of the culvert was carried out from UCMH02 upstream, as per below extract.

MH covers UCMH02 and UCMH03 could not be located on site.

A sond trace was used to locate the line of the culvert but due to the nature of the overlying material the received signal at ground level could not be confirmed. The signal to ground was being interfered with by material within the overlying soils.



The line of the culvert surveyed to the west of the railway was able to be located using a sond trace and is indicated as below extract.



The culvert was located upstream of UCMH03 to the rear corner of 22 Park Grove. The top of the culvert is at surface level.

A few trial digs across the line of the culvert between UCMH02 and UCMH03 were carried out to a depth of approximately 1m and the culvert was not located. The ground excavated consisted of made ground containing demolition material.

The CCTV survey shows that the culvert runs in a straight line and does not deviate left or right.

Using Envirocheck, historic plans showing the line of the existing ditch were reviewed and overlaid with current plans / aerial photo of the site area and showed that the line of the ditch was in line with where the culvert was located to the rear of 22 Park Grove and to the west of the railway line.

Below is an extract of the ditch taken from historic maps. The ditch is indicated as a line with circles located on the top edge of the line.



Below is an extract of the ditch overlaid onto the current aerial map for the site. The line of the ditch is seen (faintly) in the line as found on site and as assumed / surveyed.



Therefore, we are confident that the line of the culvert is as indicated on our drawings and that a suitable easement has been provided.