

Navigating regulatory obligations for developments near watercourses

Developing near watercourses requires navigating specific environmental regulations. This guide outlines key considerations to help your project proceed efficiently while protecting these vital ecosystems.

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Water Framework Directive

Developers must ensure no deterioration in the status of waterbodies, even off site.

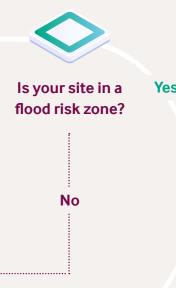


Is your site in England?



Biodiversity Net Gain

A net gain of 10% biodiversity must be secured for all habitats including watercourses.







Will you discharge land drainage to the watercourse?

No



Flood Risk Assessment

If your site is within a flood risk zone or has an area exceeding 1ha you will require a Flood Risk Assessment.



Sequential Test & Exception Test

If any comparable development sites are at lower risk of flooding you must provide a significant betterment to the local environment including watercourses.



Land Drainage Permit

You will need to consult with the relavent national environment agency and internal drainage boards before submitting a permit application.



Flood Risk Activity Permits

Permits are required for any works within 8m of a watercourse or works within a floodplain. Early consultation is essential to avoid delays.



Riparian Ownership Obligations

As a riparian owner you are responsible for the long term management of the watercourse, including the clearing of obstructions.

You may be a riparian owner even where a watercourse runs along your site boundary.