

Pre-Planning Assessments

Pre-Planning Assessments are required on most significant developments to enable planning authorities to consider the proposal in full.

Assessments are normally carried out at the initial stage of a project, as the results may have a significant impact on the development proposal. The studies will identify the adverse effect of the development on the existing highway and drainage network, identify any problem areas, and will propose, in principle, solutions to these problems.

Transport assessments may include assessing alternative means of transport for either goods and/or workforce. BCAL have carried out studies of road, rail, canal and waterways in formulating the transport needs of developments. The extent of the assessment is governed by the development proposed and local authority consultation. The transport issues arising from medium- to large-scale projects will include public transport assessments, as well as reviewing the potential for walking and cycling.

Flood Risk Assessments involve negotiations with the Environment Agency at an early stage. Problems may be revealed that require engineering solutions, such as on-site balancing, identifying outfalls or compensatory flood storage if building near rivers and watercourses. The culverting or diverting of natural watercourses may also be required.



New Rugby Cement



A45 Doddington Roundabout



Pinnacle 15 Development, Brackmills, Northampton



Nene Park Development