

**Land West of Westfield Avenue, Earl Shilton
Maintenance and Management Plan
October 2026
Our Ref: 30977-FLD-0103**

Introduction

MEC Consulting Group Ltd (MEC) has been commissioned by Avant Homes Ltd (hereafter referred to as 'the Client') to undertake a Construction Surface Water Management Plan to support a proposed residential development at Land West of Westfield Avenue, Earl Shilton (hereafter referred to as 'the Site').

Following the submission of the planning application Ref:24/01066/FUL, Leicestershire County Council as the LLFA provided conditions dated 01/04/2025 (**Appendix A**). This report aims to address Condition 3 from the LLFA. Condition 3 reads as the following;

Condition 3: *No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.*

Surface Water Drainage Strategy

Surface water from the proposed development will be conveyed to multiple geo-cellular tanks and permeable paving on site before discharging into an existing surface water sewer at a controlled rate of 2.2l/s. The detailed drainage strategy can be viewed within drawing 30977_01_230_01.

Maintenance and Adoption

The proposed surface water drainage system will be maintained by Avant Homes Ltd and will be offered to Severn Trent Water for adoption.

Maintenance and Management

A proposed maintenance plan is shown in the table below and breaks down the maintenance requirements of the various proposed assets in accordance with the CIRIA C753 SuDS Manual guidance.

The primary responsibility for overseeing the Management and Maintenance of the SuDS features within the site will be Avant Homes Ltd. Avant Homes Ltd as the management company will be responsible for regular maintenance of the SuDS features. Subject to agreement Severn Trent Water will be responsible for the management of the proposed sewer network and flow control device.

Regular inspections of cellular storage tank systems are required to ensure the effective long-term performance of the system. Inspections of the chamber of the cellular storage tank will be required, flushing and rodding will be undertaken within the tank to ensure there is no build-up of silt. Maintenance needs of the system should be monitored and schedules adjusted to suit the specific needs of the development. In case of transfer or ownership, future owners should be notified of the requirements for proper implementation of the Management and Maintenance Plan. Permeable surfaces should be regularly cleared of silt and other debris to ensure the permeability is preserved.

An inspection and maintenance log should be kept to include records of the dates of inspection, the physical condition of the structures, depth of any sediment, any evidence of overtopping or debris blockage and maintenance required or performed on each structure/system. The proposed maintenance regime for each feature can be found in Table 1 below. For further guidance consult CIRIA C753 – The SuDS Manual.

The proposed implementation of the drainage scheme and supporting works will be commenced upon the discharging of the above conditions.

Table 1: Proposed Maintenance Regime- Geo-cellular tank and associated features

Drainage Asset	Responsible Organisation	Maintenance Work	Frequency
Pipework / Manholes		Inspect pipework and clear blockages	Annually or after severe storms.
		Inspect manholes and clear blockages	
		Repair any defects in the network	
		Inspect flow control, ensure operating freely and pivoting bypass door and penstock valve operating correctly	
Flow Control Chamber	<u>Avant Homes Ltd</u> Wingfield Court, 18 Coventry Road, Coleshill, B46 3BE 0121 2969440 and To be offered to Severn Trent Water for adoption	Inspect structure and remove excessive silt build-up	Monthly during construction and then annually or after severe storms
		Inspect pipework and manholes also clear blockages	Annually or after severe storms
		Inspect manholes and clear blockages	
		Inspect flow control, ensure operating freely and pivoting bypass door and penstock valve operating correctly	
		Replace malfunctioning parts or structures	
		Inspect for evidence of poor operation	6 monthly
		Inspect sediment accumulation rates and establish appropriate removal frequencies	
		Test control structure to ensure operating as per original design	5 yearly
		Clear perforated pipework of blockages	
Permeable Paving	<u>Avant Homes Ltd</u> Wingfield Court, 18 Coventry Road, Coleshill, B46 3BE 0121 2969440 Until appointment of suitable management company	Brushing and vacuuming (standard cosmetic sweep over the whole surface)	Once a year after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging of manufacturer's recommendations.
		Stabilise and mow contributing and adjacent areas	As required
		Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than sweeping	
		Remediate any landscaping which, through vegetation maintenance of soil slip, has been raised to within 50 mm of the level of the paving	
		Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users and replace lost jointing material	
		Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required
		Initial inspection	Monthly for 3 months after installation

Attenuation Storage Tanks	<u>Avant Homes Ltd</u> Wingfield Court, 18 Coventry Road, Coleshill, B46 3BE 0121 2969440 Until appointment of suitable management company	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	3 monthly, 48 hours after large storms in first 6 months
		Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
		Monitor inspection chambers	
		Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months then annually
		Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
		For systems where rainfall infiltrates into the tank from above, check the surface of the filter for blockages by sediment, algae or other matter; remove and replace surface infiltration medium as necessary	Annually
		Remove the sediment from pre-treatment structures and/or internal forebays	
		Repair/rehabilitate inlets, outlets, overflows and vents	As required
		Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
		Survey inside of the tank for sediment build-up and remove if necessary	Every 5 years or as required

Appendices

A. LLFA Correspondence

REGISTRATION OF AMENDMENTS

Date	Rev	Comment	Prepared By	Checked By	Approved By
October 2026	-	First issue	Ben Oyston MSc, BSc (Hons) Assistant Flood Risk Engineer	Jack Harriman BSc (Hons) Flood Risk Engineer	Zoe Foxon BSc (Hons) Flood Risk Engineer

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APPENDICES

Appendix A



Application address Land West of Westfield Avenue, Earl Shilton.		Planning ref. 24/01066/FUL	
		Our ref. 2024/1066/04/F/R1	
Description Erection of 18 dwellings with associated access, car parking, landscaping and drainage.		Consultation date 17/03/2025	
		Response date 01/04/2025	
Planning officer Matt Jedruch		Reviewing officer Jack Harriman	
Application type Full		Extension requested ☐	
Refer to standing advice ☐	Conditions ☒	Further consultation required ☐	Concerns ☐

Consultation checklist

No.	Description	Check
1	Location plan	☒
2	Proposed layout plan	☒
3	Evidence that the site can be drained	☒
4	Topographic and ground investigation details	☒
5	The total impermeable area pre and post development	☒
6	All potential flood risk sources have been identified and assessed	☒
7	Existing and proposed peak discharge rates	☒
8	Consideration of sustainable drainage systems	☒
9	Attenuation volume calculations	☒
10	Consideration of the maintenance and management of all drainage elements	☐

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 0.69 ha brownfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low risk of surface water flooding. The proposals seek to discharge at 2.2 l/s via pervious paving and two attenuation tanks to the sewer located in the road to the east of site.

The surface water discharge rate is proposed to be 2.2 l/s. Due to the small control required to discharge at this rate, the design of the flow control chamber must include an overflow mechanism. There is no correspondence from the statutory sewer provider to demonstrate permission in principle to connect to their asset.

There are no details regarding the management and maintenance of the surface water drainage system.

Subsequent to the previous LLFA response the applicant has submitted new information not pertinent to surface water drainage.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the proposals are considered acceptable to the LLFA and we advise the following planning conditions be attached to any permission granted.

Advised Conditions

1. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

2. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

3. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

Respective Condition Notes

1. The scheme shall include the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details

(e.g. trash screens), and full modelled scenarios for event durations up to the 24 hour (or longer where required) for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods with results ideally showing critical details only for each return period.

2. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.
 3. Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system that will not be adopted by a third party and will remain outside of individual property ownership. For commercial properties (where relevant), this should also include procedures that must be implemented in the event of pollution incidents.
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Advice to the Local Planning Authority

1. Standing Advice – National Planning Policy Framework

When determining planning applications, the local planning authority should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site specific Flood Risk Assessment (FRA) confirming it will not put the users of the development at risk. Where an FRA is applicable this should be undertaken in accordance with the requirements of the National Planning Policy Framework and accompanying Planning Practice Guidance.

2. Standing Advice – Consent

Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under Section 23 of the Land Drainage Act 1991. This is in addition to any planning permission that may be granted. Guidance on this process and a sample application form can be found via the following website: <http://www.leicestershire.gov.uk/flood-risk-management>

Applicants are advised to refer to Leicestershire County Council's culverting policy contained within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice.

This consent does not consider local watercourse bylaws. It is the responsibility of the applicant to check if the local borough or district council has their own bylaws which the proposals will also need to consider.

3. Standing Advice – Maintenance

Note that it is the responsibility of the Local Planning Authority under the DEFRA/DCLG legislation (April 2015) to ensure that a system to facilitate the future maintenance of SuDS features can be managed and maintained in perpetuity before commencement of the works.

4. Standing Advice – Minor works

If a proposed building/wall or other construction appears to sit astride an indicated surface water flow route, the new build may deflect floodwater onto another person's property or raise flood levels by a significant amount locally. In these circumstances, the planning officer should

contact the County Council to discuss whether consultation is necessary in that particular case.

5. Standing Advice – Brownfield Development Runoff

For brownfield sites, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must seek to discharge at greenfield runoff rate from the development for the same rainfall event. Where this is clearly demonstrated to not be reasonably practicable, discharge should be restricted as close to greenfield rates as reasonably practicable, but should never exceed the rate of discharge from the site prior to redevelopment.

The runoff volume from the development in the 1 in 100 year, 6 hour rainfall event should be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should not exceed the runoff volume from the development site prior to redevelopment for that event. Where an increase in discharge volume is unavoidable, the proposals should discharge at QBar or provide alternative mitigation in line with CIRIA C753.

6. Standing Advice – Overland flow routes

Overland flow routes as shown on the 'extent of flooding from surface water' maps should be considered such that buildings are not placed directly at risk of surface water flooding. Such flow routes should be utilised for roads and green infrastructure.

7. Standing Advice – Ditches

Where a drainage ditch adjoins or flows through a development, provision should be made such that the ditch can be made throughout the life of the development. The ownership and responsibility for maintenance of the ditch should also be clearly identified and conveyed to the relevant parties.

Additional information and guidance is available here:

<https://www.leicestershire.gov.uk/environment-and-planning/flooding-and-drainage/>

Note: Response provided by the Lead Local Flood Authority under the delegated authority of the Director of Environment and Transport.



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