

**Land West of Westfield Avenue, Earl Shilton
Construction Surface Water Management Plan
October 2026
Our Ref: 30977-FLD-0102**

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 2 from the LLFA. Condition 2 reads as the following;

Condition 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.*

SUMMARY OF BASELINE CONDITIONS

There is a 150mm surface water sewer located to the east of the site within Westfield Avenue. In accordance with Severn Trent Water asset mapping this sewer is under an application for adoption under Section 104.

The key objectives of this report are to minimise the level of contaminants being generated during construction and prevent contaminated water from out falling to the surface water sewer.

FLOODING

The Flood Map for Planning shows that the site lies within Flood Zone 1 (FZ1). This means that each year this area has a chance of flooding of less than 0.1% from rivers and seas. There are no flood defences in the area.

The development is therefore outside of any floodplain and is not considered to be at risk from river/tidal flooding. Whilst the development is not considered to be at risk of flooding, the contractor must, as far as reasonably practicable, ensure flood risk (from means such as surface water, sewer surcharging and groundwater) is maintained safely for the entire construction period.

The site is located wholly within an area at low risk of surface water flooding.

Measures to protect against flooding should include consideration of the existing surface water flow paths, that could become active during extreme rainfall and/or sewer surcharging, especially whilst completing temporary works. Operations that are vulnerable to overland flow and groundwater will be located at elevated parts of the site, away from flow paths.

The proposed drainage strategy for the site includes the creation of two geo-cellular tanks. In order to reduce flood risk, a flow control device should be installed immediately downstream of the installation of the geo-cellular tanks. This must be before the final surface water connection is made to the surface water sewer. In addition, both of these should be built at the same time or before any gullies are installed, servicing hard paved surfaces within the development. All the above should take place early on in the construction process, ensuring that any overland flows can be dealt with appropriately.

DISPOSAL OF SEEPAGE, WASTEWATER AND GROUNDWATER

Before completion of the adoptable and private foul sewer network as part of the proposed development, the Contractor shall prevent wastewater from being discharged from the site and source alternative means of disposal to avoid impact on the environment. Temporary welfare facilities, which are maintained by the supplier/hire company, shall be used during construction.

The contractor should comply with BS6031: 2009 Code of Practice for Earthworks, regarding the general control of site drainage.

The contractor will ensure wastewater that's been in contact with any contaminated materials should be removed from the site in accordance with the Water Industry Act 1991 (where dispersed to public sewers) and the Environmental Permitting Regulations (where dispersed to existing water network) and other regulations to the satisfaction of the Environment Agency, Local Authority, Lead Local Flood Authority and Sewerage Undertaker.

The following consents and approvals must be applied for by the contractor, as necessary:

- A consignment note system must be applied to all liquid wastes that are removed by a licensed waste carrier in a road tanker in accordance with all relevant waste management legislation and duty of care obligations.
- For any discharge of wastewater into a sewer, a trade effluent consent must be sought from Severn Trent Water (STW).

The contractor will make adequate provisions to ensure all hazardous substances, including oil drums or containers on site, are controlled in accordance with the Control of Substances Hazardous to Health Regulations. Appropriate labelling of such containers is essential, as is having a suitable secondary containment system (SCS) in place and that no oil or other contaminants are allowed to reach watercourses or groundwater.

Foul water and sewage effluents produced by the on-site construction workforce must be contained in temporary foul drainage facilities that are to be installed and disposed of off-site by a licensed waste contractor.

TEMPORARY AND PERMANENT CONNECTIONS TO SEWERS

Proposed sewers:

- The surface water sewerage, including the geo-cellular tanks and flow control manholes is to be constructed before the proposed development to ensure there is the capacity to accommodate storm events during the works. Only essential infrastructure should be constructed prior to completion of the attenuation features.
- Silt traps/fences are to be installed on the outlet to the surface water sewer and flow control manhole to ensure any silt that flows into the new sewer system is captured prior to discharge.
- The new sewer system and outfalls are to be inspected weekly during the construction phase, to ensure that it is fully operational. Any silt/debris shall be cleared. Once installed inspections will be done annually or after severe storms.
- Road gullies and connections from the private drainage can be constructed once the full sewer system is completed and operational. Roads, driveways and other impermeable surfaces/buildings can be constructed. All inlets are to be kept clear and protected from silt/debris.
- Proposed works are to be wholly contained within the site boundary (with the exception of works within the public highway for the site access works and foul sewer).
- The contractor should undertake CBR testing to ensure the strength of the working area in all weather conditions and deploy a turf meshing system in order to adequately support construction vehicles close to areas of natural habitat such as around the surface water sewer.

At the completion of the development:

- Once the proposed development is completed, along with other landscaping works the surface water sewer shall be checked, regraded, or cleared as necessary. Silt fences shall be removed.
- The entire surface water drainage system should be jet washed, surveyed and remediated as deemed necessary.

SPILL AND LEAK PROTECTION

The contractor will ensure that a universal spill kit and an oil-only spill kit are always available on-site.

An appropriate number of spill kits should be provided with this being assessed by the contractor based on the schedule and location of works taking place on the site.

Typical contents of a universal spill kit will include:

- Gloves
- Absorbent socks
- Absorbent pads
- Disposable bags and tie

Any environmentally hazardous material will be kept in dedicated stores, and storage tanks should have appropriate bunding to prevent run-off into retained habitats.

Fuel stored on site will be stored in double-bunded fuel tanks. Spill kits will be readily available if required.

Any spillages (e.g. diesel) should be cleaned up immediately. Efforts will be made to stop a spill at the source. If the primary container or secondary containment have been breached or failed for any reason, the spill will be contained where it is happening. This will reduce the quantity of material released, reducing the amount of spilt material that can cause pollution.

If it is not possible to stop the spill at the source, significant attempts will be made to stop it as close to the source as possible. If possible, the spilling material will be safely moved into another container to limit the size of the spill. Use of a suitable container and pump should be kept on site.

In the event of a spillage on site, the material should be contained (using an absorbent material such as sand or soil or commercially available booms). Sorbents will be used to soak up a spill and stop it spreading on hard surfaces. Using sorbents generates waste and this method will only be used on small spills, or where a spill has been contained to stop any further spread. All used sorbents will be disposed of at an accredited site for disposal.

MAINTENANCE REGIME

A proposed maintenance plan is shown in Table 1 that breaks down the maintenance responsibility during construction, based on good practice and general current procedures.

Drainage systems should be inspected regularly/when any problems are suspected. Any debris/defects should be recorded and a program of cleaning/repair initiated. All work is to be carried out by competent persons suitably trained and equipped in accordance with current statutory safe working policies.

Table 1: Maintenance Regime During Construction

Drainage Asset	Maintenance Work	Frequency
Surface Water Sewer	Check and maintain the existing structure to ensure that it is clear of debris and that construction activity has not affected its existing size or shape.	During site clearance and at monthly intervals.
	Check the sewer for pollutants which might have been conveyed from the development works	During site clearance and at monthly intervals.

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

Appendices

A. LLFA Correspondence

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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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