

Flood Storage Management Plan

Development Overview

Redrow Homes (Lancashire) propose to develop 36 residential dwellings to land off at Neddy Lane, Billington. A flood compensation area, proposed offsite to the North of the development, will be created containing grassland planting.

It is proposed this area will remain under the ownership of a 3rd party but will be managed and maintained in perpetuity by way of a Management Company, with Residential Management Group (RMG) acting as the initial appointed Managing Agent on their behalf. The primary responsibility of the Management Company in respect of the flood compensation area will be to ensure that it is managed within its permitted uses so that it functions as intended.

This Management Plan is created in consultation with Redrow Homes and should be seen as a living document, amended as appropriate once the final compensation scheme agreed under Condition 21 of permission 3/2021/0205 has been constructed.

Objective

The flood storage will be created to alleviate flood risk by replacing the existing floodplain where the proposed development is situated.

The Management Company will meet the following management objectives;

-  To ensure there are no detrimental impacts to flood storage or flood flow routes.
-  To reduce the risk of flooding to the proposed development, future users and elsewhere.
-  To ensure that the flood compensation area is managed within its permitted uses.

It will do this by;

-  Ensuring that the restrictions on the farmers use of the flood compensation area are adhered to and that they do not do anything which interferes or damages the area nor impedes the Management Company's rights to maintain the area. Please note the farmers prohibited activities below which will be monitored by the Management Company.
-  Monitor the performance of the drainage infrastructure and ensure the health and safety.
-  Undertaking routine maintenance to maintain the effectiveness of the flood channel.
-  Putting in place a comprehensive maintenance regime.

Farmers Prohibited Activities

-  Not erect any building, structure or plant on or beneath the Flood Compensation Area
-  Not change the level of the surface, ground cover (other than mowing or cropping) or composition of the Flood Compensation Area
-  Save in relation to works which are required in accordance with the Permitted Use not to drill, dig or break up the land within the Flood Compensation Area.

The farmer continues to have the right to use the land for agricultural use and/or grazing of livestock (the permitted use).

Maintenance Regime

ANNUAL WORKS

-  Monitoring and maintenance: the management objective is to ensure ongoing monitoring of the performance flood compensation area.
 - The flood channel will be inspected periodically and all litter, debris and trash shall be removed and disposed of off site.
 - The flood channel will be inspected following each and every occasion that the flood compensation area is flooded to ensure that the channel remains clear and able to divert water into the flood compensation area. All litter and debris shall be removed and disposed of offsite.
 - Ensure that the flood compensation area boundary does not interfere with the performance of the flood compensation area or flood channel. Any hedgerows should not be allowed to encroach onto either areas and will be cut back as required outside of bird nesting season. Any self-seeded saplings to be removed immediately.

OCCASIONAL WORKS

-  Repairs to the banking: Any signs of erosion, collapse or any other damage to the banking should be effected immediately. Any such damages should be repaired and replanted with appropriate grassland mix. Every 7-10 years remove any silt build-up and dispose off site. Restore the banking to design contours if required.
-  Replacement of failed grass: It is anticipated that the surface landscaping will be maintained as part of normal farming practices within the permitted uses. For wholesale degradation of the grass, the entire area will require to be re-seeded, likely in conjunction with repairs to the banking noted above.

Maintenance Funding

The contractual maintenance and administrative obligations of the Management Company are to be funded by an estate Service Charge Budget, as set by RMG and agreed by Redrow acting as Management Company Directors and Developer.

All plot purchasers will be bound by the covenants of the Transfer (TP1) upon property sale to contribute to the upkeep and maintenance of the estate and will pay an equal apportionment of the total of the service charge budget.

The Service Charge Budget will include an allowance for Flood Storage Maintenance. This includes a provision for a landscaping contract to undertake the 'ANNUAL WORKS' plus an additional allowance for occasional works or adhoc visits required following bouts of extreme weather.

The Service Charge budget is reviewed annually by RMG, on behalf of the Management Company, and can be amended to reflect the maintenance requirements of the flood storage area as necessary or in line with any open discussion with the Local Authority regarding the area.

Access

There will be two means of access to the flood compensation area;

-  For inspection and light works via the public right of way from the development site to the south of the flood compensation area.
-  For maintenance and vehicular access directly from the A59. An agreement will be put in place with the respective landowner to protect this right of access to allow the management company to undertake its duties.