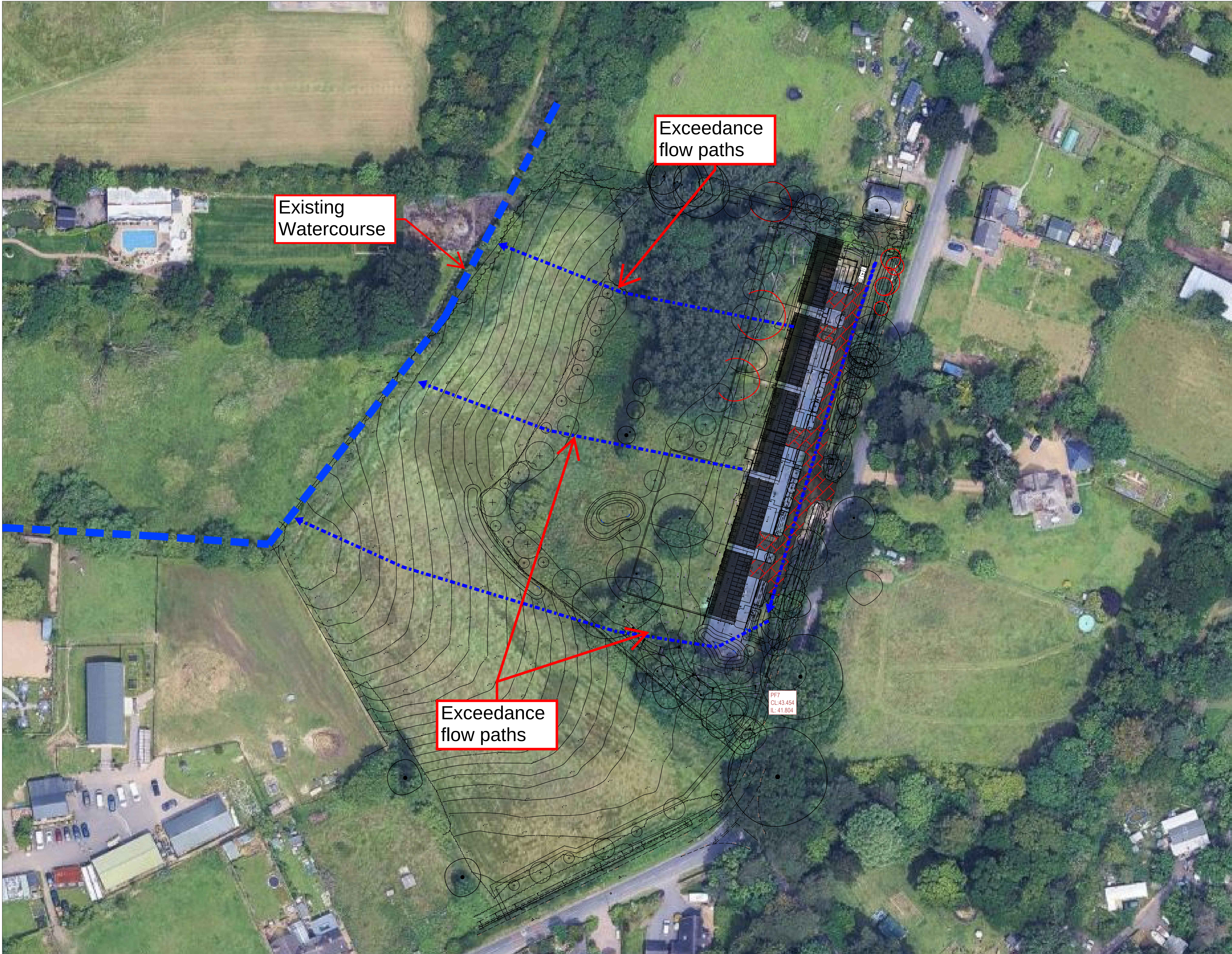




- Notes
1. Do not scale from this drawing.
 2. All dimensions are in metres and levels are in mAOD unless otherwise stated.
 3. Any drawing errors or discrepancies should be reported to the Engineer as soon as possible.

P01	FOR APPROVAL	VM	HC	29.05.2026
Rev.	Revision Description	By.	App.	Date
Client				

DONNAGER
CIVIL ENGINEERING
1 High Street Mews, Wimbledon Village, London, SW19 7RG
Ph: +44(0) 20 3488 0590 www.donnager.uk

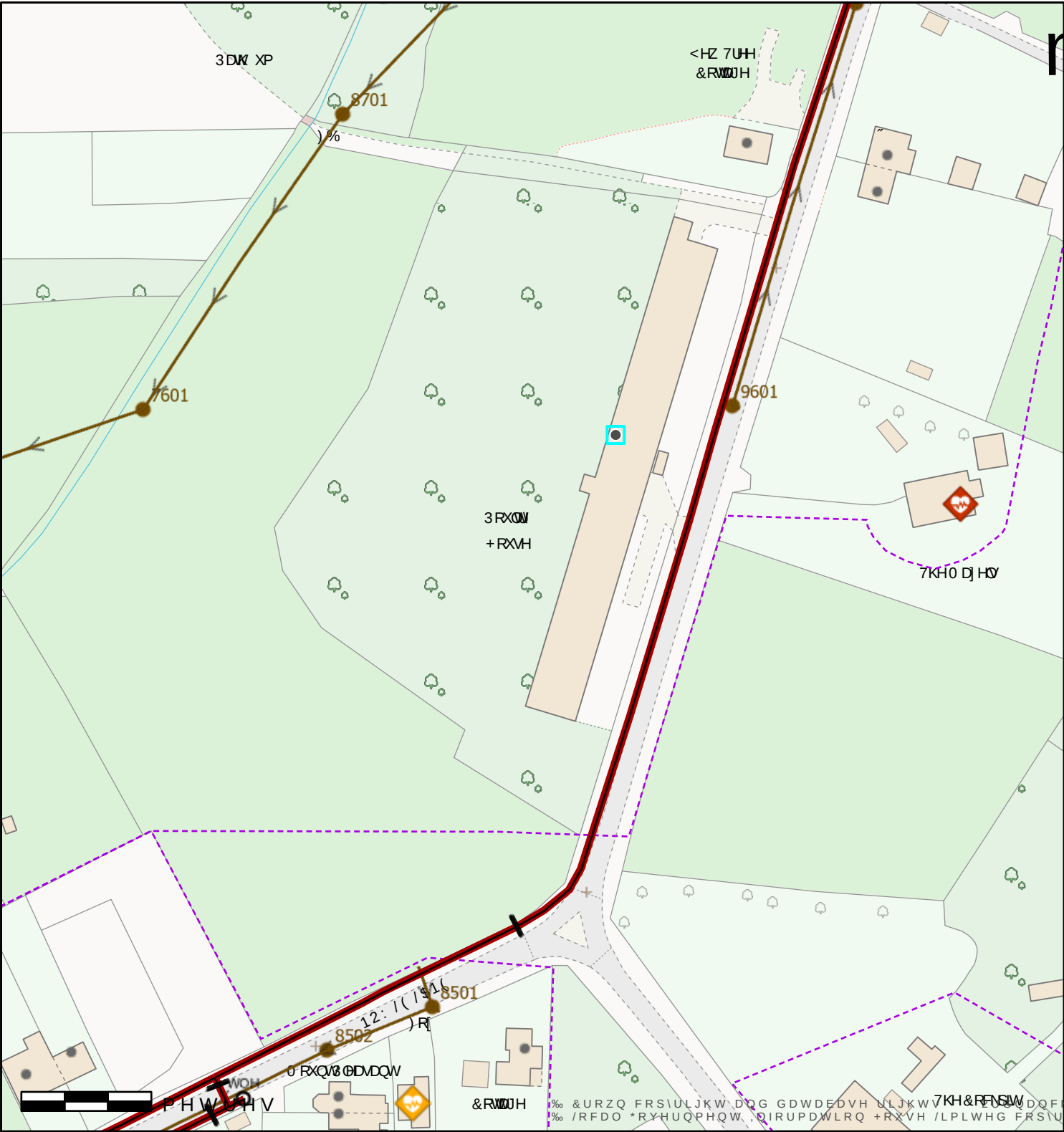
Project
COCKPITS FARM
FAIROAK

EXCEEDANCE ROUTES

Scale at A1 SEE DRAWINGS

Date	29.05.2026	Designer	VM	Design Checker	HC
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Drawing Number	L038-DON-DR-C-400.P01
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Controllable Valve			Flow Control			Inlet-Outfall	
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve	Inlet	Outfall
Manhole							
BIF Bifurcation	Cascade	CP Catchpit	Head Of Public Sewer	IC Interceptor Chamber	Manhole	S Soakaway	WO Washout
Outfall Headworks		Overflow Chamber		Pipe Bridge		Pumping Station	
Outfall Headworks	CSO Combined Sewer Overflow	Emergency Overflow	EMO Emergency Overflow	Pipe Bridge	Micro Pumping Station	Pumping Station	
Sewer Level Monitor		Storage		Treatment Works		Weir	
Sewer Level Monitor	Storm Tank	Tidal Storage Tank		Treatment Works		Weir	Wastewater Site
Wastewater Pipe				Wastewater Use		Developer Services	
Culverted Water Course	Syphon	Tank Sewer	Trunk Sewer	Foul	Combined	Build Over Agreement	Section 104
Drain	Vacuum Main	Decommissioned Pipe		Sludge	Treated Effluent	Wastewater Area	
Outfall				Surface Water	Private	Catchment	Sub-Catchment
Overflow							
Rising Main							
Sewer							

0DS 7LWOH, 6: 3ULQW

3ULQWHG %, \$QQH 0F)DUODQH

'DWH 3ULQWHG,

0DS 6FDOH,

7KH LQIRUPDWLRQ SURYLGHG LV EHOLHY SURYLGHG RQ DQ µDV LV¶ EDVLV DQG ZLW FRQGLWLRQ H[SUHVV RU LPSOLHG VWDW TXDOLW\ RU ILWQHVV IRU SXUSRVH \$FWV VKRXOG DOZD\V EH GHWHUPLQH RQ VLV





3. All given dimensions in mm.

Proposed species-rich seeding for verges & communal areas - Emorsgate EM3 Special General Purpose Meadow Mixture or similar

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED
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PRELIMINARY



DD578 Cockpit Barn, Knowle Lane, Fair Oak

DD578 26/05/2022

PAPER SIZE : _____ DRAWN BY : _____

Landscape Strategy Plan

DRAWING FILE LOCATION :

Z:\Dropbox (Deacon Design Ltd)\03 PROJECTS 500+1\DD578_Cockpit Barn, Knowle Lane, Oak\04-Drawings\Autocad_Keyscape\L-Landscape Dwgs\DD578L01_Landscape Strategy Plan.dwg



Proposed new footpath
to continue around
through the field

Existing
Footpath

Proposed new footpath
to continue around
through the field



scale 1:500
0 10m 20m

Note: All new planting is shown
indicative Please refer to landscape
architects drawings for details



scale 1:500
0 10m 20m

Note: All new planting is shown
indicative Please refer to landscape
architects drawings for details

A 10.02.23 Updated to reflect Landscape Architects details

Jon Dale Architects
Jon Dale Architect Ltd.

Jon Dale RIBA 7 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project Land Of Knowle Lane (Replan) Title Site Layout

Scale 1:500@A2 Date 10 Jan '23 Drawn RDP Checked J.D. Job No. SLO1 JD.121 Drawing No. SLO1 Revision A

COCKPITS FARM

FAIROAK

DRAINAGE MAINTENANCE REPORT

JULY 2025

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COCKPITS FARM, FAIROAK

DRAINAGE MAINTENANCE SCHEDULE

Client: (TBC)

Engineer: Cowan Consultancy
3 Turnberry House
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Fareham
Hampshire
(01489) 577488

Date: July 2025

Original Ref: E4022-DrainageMaintenance-Rev0

REGISTRATION OF AMENDMENTS

Revision	Date	Amendment Details	Prepared by	Checked by
0	31.07.25	First Issue	SWF	EG
			31.07.25	31.07.25

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2	SURFACE WATER DRAINAGE.....	6
3	DRAINAGE MAINTENANCE REQUIRMENTS.....	7

1 INTRODUCTION

1.1 Sustainable Drainage Systems are an environmentally friendly approach to managing surface water runoff. The implementation of surface water attenuation at the residential development on land off Knowlton Lane, Fair Oak, aims to:

- Control the flow, volume and frequency of water leaving the development.
- Reduce the potential for flooding downstream of site.

2 SURFACE WATER DRAINAGE

- 2.1 The proposed drainage strategy shown on drawings **200 to 202** have been developed to accommodate and efficiently control post-development of surface water runoff to prevent flooding now and, in the future, including an allowance for the effects of climate change.
- 2.2 Surface water runoff from sharded private drives parking courts will enter the piped network via tanked permeable paving. All private driveways will utilise permeable paving.
- 2.3 Runoff from the private roof areas will be conveyed via a private piped network to the various treatment stages where it will pass through 3 additional treatment elements before being allowed to discharge naturally to the surrounding fields to mimic the current hydrology of the land. The drainage system has been sized to accommodate the 1in100 year storm event plus an allowance of 40% for the effects of climate change and has been restricted to the agreed discharge rate, before being discharged into the SuDS treatment features.

3 DRAINAGE MAINTENANCE REQUIRMENTS

3.1 To ensure the system operates efficiently, it is vital that the surface water drainage system is suitably maintained. The development at Cockpits Farm, Fair Oaks has been designed for easy maintenance and will comprise of:

- Regular Tasks — such as inspections and monitoring.
- Occasional Tasks — managing vegetation, removal of silt and debris.
- Remedial Tasks — repairing damage, where necessary.

3.2 If the system is suitably maintained, then it is anticipated that the scheme will operate effectively without causing undue expenditure into the future. Each element of the drainage system has specific maintenance requirements to be adhered to.

3.3 Pipework, Inlets, and Outlets

3.3.1 The development shall include installing new surface and foul pipes and inspection chambers to convey flows.

3.3.2 Guidance published in the CIRIA SuDS Manual (C753) recommends the following maintenance actions be included in the maintenance schedule of Pipework, Inlets, and Outlets.

Table 1: Maintenance Schedules for Pipework, Inlets and Outlets.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect surface structures removing obstructions and silt, as necessary.	Monthly
	Check there is no physical damage.	Monthly
	Trim vegetation 1 m min. surround to structures and keep hard aprons free from silt and debris	Annually
	Remove inspection covers and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt.	Annually
	Undertake inspection after leaf fall in autumn	Annually

Maintenance Schedule	Required Action	Frequency
Occasional Maintenance	Check topsoil levels are 20mm above edges of chambers to avoid mower damage	As required
Remedial Actions	Check structures and repair or replace as design detail as necessary.	As required
	Repair physical damage if necessary.	As required.

Note: This is basic and generic guidance that should be monitored and amended to suit site specific requirements and read in conjunction with manufacturer's installation guidance.

3.4 Permeable Paving

- 3.4.1 The private driveways and parking courts of this development shall utilise Permeable paving. The permeable paved private driveways shall be maintained by residents, who shall be provided with a copy of this document.
- 3.4.2 A suitably qualified and experienced management company will be appointed to maintain the publicly accessible areas that are not offered for adoption.
- 3.4.3 Guidance published in the CIRIA SuDS Manual recommends the following maintenance actions be included in the maintenance schedule of Permeable Paving.

Maintenance Schedule	Required Action	Frequency
Regular Actions	Brush and vacuum the paving	Three times a year at the end of winter, mid-summer, after autumn leaf fall, or as required based on site specific observations of clogging or manufacturers recommendations
	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving.	As required

	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users.	As required
Remedial Actions	Rehabilitation of surface and upper sub-structure.	As required (If infiltration performance is reduced as a result of significant clogging)
	Carry out initial inspection of the paving	Monthly for 3 months after installation
	Inspect for evidence of poor operation and/or weed growth. If required, take remedial action.	3-monthly, 48hrs after large storm.
Monitoring	Inspect silt accumulation rates and establish appropriate brushing frequencies.	Annually
	Monitor inspection chambers.	Annually

Table 2: Maintenance Schedules for Permeable Paving.

Note: This is basic and generic guidance that should be monitored and amended to suit site specific requirements and read in conjunction with manufacturer's installation guidance.

3.5 Filter Trench

3.5.1 All run-off will be conveyed through filter trenches, which will provide some attenuation and surface water treatment.

Table 3: Maintenance Schedules for Filter Trenches

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Remedial Actions	Reconstruct and/or replace or clean void fill if performance deteriorates or failure occurs	As required
	Replacement of clogged geotextile (will require reconstruction)	As required