

Land adjacent East Horton Golf Club

Fair Oak

Eastleigh

Construction of a new plant/ equipment store and workshop, and erection of segregated aggregate bays, Planning Permission Ref. F/23/96639

DRAINAGE MAINTENANCE SCHEDULE

Introduction and Purpose

The purpose of this document is to set out the maintenance requirements for the drainage system associated with a proposed new building on land adjacent to East Horton Golf Course as permitted by Planning Permission reference F/23/96639

This document gives guidance and requirements relating to the maintenance schedule for individual components of a drainage system. The maintenance schedule should not only include routine maintenance of the components but also a routine inspection programme to ensure failures are located quickly and corrected using appropriate methods. Maintenance requirements for the components should be obtained from the manufacturer and followed at all times.

Foul drainage will connect to an existing private Foul system within East Horton Golf Course, terminating at an existing Sewage Treatment Plant which discharges treated effluent to a watercourse under EA Permit.

Storm drainage will connect to an existing private Storm system within East Horton Golf Course, discharging to an existing Pond which in turn has an outfall to a watercourse.

The implications of not meeting the requirements set out within this document is the potential for flooding; exceedance of EA Permit levels and thereby breach of the EA Licence; and contamination of protected watercourses.

Responsibilities

The owner(s) of the Site will be responsible for ensuring the ongoing implementation of this Maintenance Schedule including ensuring regular inspections.

Foul drainage at East Horton Golf Course is maintained by a specialist drainage management company, including monitoring and maintenance of the Foul Treatment Plant with sampling to ensure compliance with the Environment Agency permit.

Timetable for Implementation

The new drainage system be inspected upon completion of the works by the Contractor undertaking the installation. The Contractor will be required to undertake and supply a CCTV survey and WinCan report along with As-Built drawings, to demonstrate that the system is in working order and installed as designed with all features present. Any issues, defects or omissions will be rectified by the Contractor prior to occupation of the Building.

System Components

The following components form part of the drainage system and need to be maintained as indicated within this document.

- Pipework
- Inspection Chambers
- Rodding eyes
- Aco Channels
- Spel ESR Bypass Separator
- AquaCell Core-R modular attenuation system and Geosynthetics Aquablock Membrane
- Turtle Enviro Silt-Blok 1200 Silt Control Chamber
- Turtle Enviro Vortiflo 01200 Flow Control

This Schedule should be read in conjunction with the latest versions of AWA drawings 13815-100 - Drainage Plan 1 of 2, 13815-101-P3 - Drainage Plan 2 of 2 and 13815-102-P3 - Drainage Details which indicate the proposed location of each of the above components. The Schematic at Appendix A shows the overall drainage arrangements across the wider site including existing drainage.

Maintenance Schedules

The below sets out the requirements for maintenance of the drainage system.

The maintenance requirements are, partly, based on durations and the occurrence of severe storms. However, should water be found ponding on any hard surface around channel drains, road gullies, the permeable block paving surface or foul drains become blocked then this visual identifier will trigger the requirements for investigation and maintenance.

A severe storm is defined as any aspect of weather that poses risk to life, property or requires the intervention of authorities. Severe weather warnings will be issued by the Met Office.

The owner should ensure a log is kept of all maintenance and remedial works carried out at the site. This log is to be passed on should the maintenance contract be given to another organisation.

Pipework

Foul and Storm drainage pipework is to be checked **annually** by CCTV survey with debris removed by high pressure jetting. A list of defects should be compiled with high, medium and low risk of failure. High risk defects should be fixed immediately, medium risk should be fixed within 6 months and low risk to be monitored annually.

Modular Attenuation Tank (Storm)

Inspection and maintenance is to be undertaken as recommended by the manufacturer (Aquacell) – as set out within Section 11 of the datasheet at Appendix B. Access can be gained through the upstream or downstream manholes for inspection and maintenance. This gives full access through the tank for inspection cameras and enables multiple entry points for removing any siltation by jetting or vacuuming removal. Catchpits with a minimum 300mm sump will be installed on upstream manholes to catch any debris and silt before the water enters the tank. Best practice would recommend **once every 12 months** for inspection and maintenance.

Flow Control

The Flow Control chamber is to be checked **annually** and after any severe storm. Debris to be removed and outlets to be checked that they are free flowing. Ensure that any emergency bypass is closed.

Inspection Chambers

To be checked **annually** and after any severe storm by visual survey. Debris to be removed and outlets to be checked that they are free flowing. A list of defects should be compiled and with high, medium and low risk of failure. High risk defects should be fixed immediately, medium risk should be fixed within 6 months and low risk to be monitored annually.

Rodding Eyes

To be checked **annually**. Debris to be removed by high pressure jetting of downstream pipework.

Aco Channels

Aco channels should be checked **every 6 months** and after any severe storm.. Covers should be lifted off and any debris removed. Ensure outlets are clean and free flowing. Replace covers and ensure a close fit.

Silt Control

The Silt Control chamber is to be checked **every 6 months** and after any severe storm. Debris to be removed and outlets to be checked that they are free flowing. Ensure that any emergency bypass is closed.

Bypass Separator

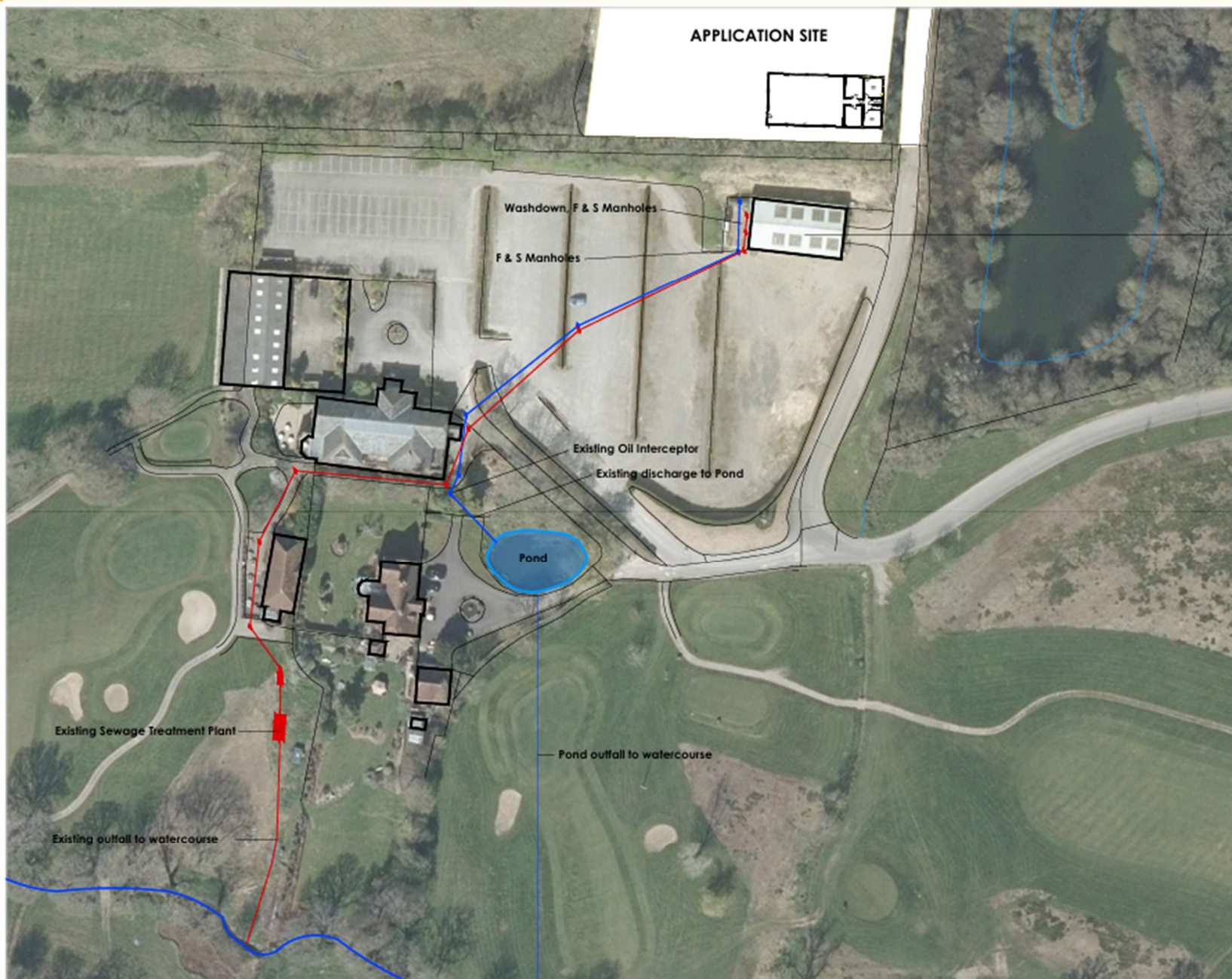
Inspection and maintenance is to be undertaken as recommended by the manufacturer (SPEL) – as set out within the manual at Appendix C.

Accidental spillages of pollutants

Due to the nature of the site there is a risk of accidental spillages and for limited pollutants to enter the first stages of the Storm system through washdown run-off. The system, trapped gullies, catch-pit chamber and bypass separator, is designed to prevent any pollutants entering the silt trap chamber or modular attenuation tanks.

The SPEL ESR Bypass Interceptor is the primary method of intercepting pollutants and ensuring these do not enter the system. It is essential that the Interceptor be installed and maintained in accordance with the manufacturer's instructions (Appendix C).

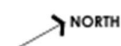
Appendix A – Drainage Schematic



Greenkeepers Building

This plan is based on Ordnance Survey basemaps and is subject to survey. Ordnance Survey, [c] Crown Copyright 2024. All rights reserved. Licence number 100022432.

This plan is illustrative for planning purposes only.



Scale 1:5000 @ A2

EXL | Project Management

ADDRESS: Land at East Horton Golf Course
Martins Lane
Fair Oak
Eastleigh

TITLE: Drainage Schematic

Ref. 027-04 12

Appendix B – AquaCell Attenuation Tank details

Appendix C – SPEL ESR Bypass Interceptor