

5667-TN-202402

DATE:	18 December 2024	CONFIDENTIALITY:	Confidential
SUBJECT:	Drainage Maintenance and Management Strategy		
PROJECT:	Church Road	AUTHOR:	OKN
CHECKED:	LRB	APPROVED:	LRB

Beeching, Luke
(UKLXB004)
Digitally signed by Beeching, Luke
(UKLXB004)
DN: cn=Beeching, Luke
(UKLXB004), ou=Active,
email=Luke.Beeching@wsp.com
Date: 2024.12.18 16:42:05

1. INTRODUCTION

- 1.1. This technical note is to support the discharge of Planning Condition 8, of planning permission O/13/72892 for approval of revised drainage strategy of Land West of Church Road/North of Breach Lane, Bishopstoke, Hampshire (Application No. DC/24/98170).
- 1.2. The note provides details regarding the management/maintenance plan for the lifetime of the development and should be read in conjunction with WSP drawing 5667-GA-105.

2. MANAGEMENT & MAINTENANCE RESPONSIBILITY

- 2.1. Refer to 5667-GA-105 for the plan drawing showing the different areas which are to be maintained by the following:
 - The area hatched in pink is to be managed and maintained by the local highway authority (Hampshire Council County (HCC)). This area is subject to legal agreements under Section 38 and Section 278 of the Highways Act (1980) by which the land will be adopted as public highway. Within this area gullies and connecting pipework will be maintained by HCC.
 - The area hatched green is to be transferred to and subsequently managed and maintained by the local planning authority (Eastleigh Borough Council). This area includes the swale, basin and the main geo-cellular attenuation tanks located beneath the area of Public Open Space.
 - The brown hatched area is a foul pumping station compound. This, together with the foul and surface water sewers identified on the plan are subject to a legal agreement under Section 104 of the Water Industry Act (1991) by which the infrastructure is adopted as public sewerage by Southern Water.
 - The remaining yellow hatched area is to be managed and maintained by the relevant property owner, or private management company where this applies for shared areas. These areas include private drainage pipework and chambers.
 - The three smaller geo-cellular attenuation tanks, are to be maintained by the private management company for the shared areas.

3. MAINTENANCE SCHEDULES

- 3.1. Maintenance schedules for the proposed swale, basin and geocellular storage structures are set out below and have been based on guidance within the CIRIA Report C753 – The SuDS Manual 2015.

DATE:	18 December 2024	CONFIDENTIALITY:	Confidential
SUBJECT:	Drainage Maintenance and Management Strategy		
PROJECT:	Church Road	AUTHOR:	OKN
CHECKED:	LRB	APPROVED:	LRB

Swale

Table 1 Maintenance schedule for Swales based on CIRIA C753 Table 17.1

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris	Monthly, or as required
	Cut grass – to retain height within specified design range	Monthly (during growing season), or as required
	Manage other vegetation and remove nuisance plants	Monthly at start, then as required
	Inspect inlets, outlets, and overflows for blockages, and clear if required	Monthly
	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, the half yearly
	Inspect inlets and facility surface for silt accumulation, establish appropriate silt removal frequencies	Half yearly
Occasional Maintenance	Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required.	As required
Remedial Actions	Repair erosion or other damage by re-turfing or reseedling.	As required
	Relevel uneven surfaces and reinstate design levels	As required

5667-TN-202402

DATE:	18 December 2024	CONFIDENTIALITY:	Confidential
SUBJECT:	Drainage Maintenance and Management Strategy		
PROJECT:	Church Road	AUTHOR:	OKN
CHECKED:	LRB	APPROVED:	LRB

	Remove and dispose of oils or petrol residues using safe standard practices.	As required
--	--	-------------

Basin

Table 2 Maintenance schedule for Basins based on CIRIA C753 Table 22.1

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris	Monthly, or as required
	Cut grass – for spillways and access routes	Monthly (during growing season), or as required
	Cut grass – meadow grass in and around basin	Half yearly (spring – before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly at start, then as required
	Inspect inlets, outlets, and overflows for blockages, and clear if required	Monthly
	Inspect banksides, structures, pipework etc for evidence of physical damage	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies	Monthly (for first year), then annually or as required
	Inspect raised weir at basin outfall for signs of damage / deterioration.	Annually
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from inlets, outlet and forebay	Annually (or as required)



5667-TN-202402

DATE:	18 December 2024	CONFIDENTIALITY:	Confidential
SUBJECT:	Drainage Maintenance and Management Strategy		
PROJECT:	Church Road	AUTHOR:	OKN
CHECKED:	LRB	APPROVED:	LRB

	Manage wetland plants in outlet pool	Annually
Occasional Maintenance	Reseed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	Every 2 years, or as required
	Remove sediment from inlets, outlets, forebay and one quadrant of main basin where required	Every 5 years, or as required
Remedial Actions	Repair erosion or other damage by reseeding or re-turfing.	As required
	Realignment of rip-rap / gravel energy dissipator	As required
	Repair/ rehabilitation of inlets, outlets, and overflows	As required
	Relevel uneven surfaces and reinstate design levels	As required

Geocellular Tanks

Table 3 Maintenance schedule for Geocellular Storage Tanks based on CIRIA C753 Table 21.3

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	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
	Remove sediment from adjacent catchpits / control chambers and/ or internal forebays.	Annually, or as required
Remedial Actions	Repair/ rehabilitate inlets, outlet, overflows, and vents	As required

5667-TN-202402

DATE:	18 December 2024	CONFIDENTIALITY:	Confidential
SUBJECT:	Drainage Maintenance and Management Strategy		
PROJECT:	Church Road	AUTHOR:	OKN
CHECKED:	LRB	APPROVED:	LRB

Monitoring	Inspect/ check all inlets, outlets, vents, and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required.

S38/ S278 Highway Drainage

- 3.2. All highway drainage on the roads subject to s38 and s278 agreements will be maintained by HCC in accordance with their standard maintenance regime. This includes gullies and pipes connecting the gullies to the public surface water sewers.

Southern Water Sewers

- 3.3. All public surface water and foul sewers and the foul pumping station will be maintained by Southern Water in accordance with their standard maintenance regime.