

Hydrock  now

 Stantec

Land off Misery Lane Maintenance Schedule

For Foreman Homes

Date *21 February 2025*

Doc ref 21627-HYD-XX-XX-RP-1002

Document control sheet

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Document revision record			
Issue number	Status	Date	Revision details
P01	S2	19/12/24	First Issue.
P02	S2	21/02/25	Cellular tank removed. Swale added to LLFA comments.

Hydrock Consultants Limited has prepared this report in accordance with the instructions of the above named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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1. Introduction

This report has been produced by Hydrock, now Stantec on behalf of Foreman Homes to educate minimum maintenance requirements and responsibilities for the development site referred to as the Land off Misery Lane.

This Drainage Maintenance Schedule has been prepared address the required maintenance for the on-site and off-site drainage and associated Sustainable Drainage Systems (SuDS) as specified within the Land off Misery Lane drawing series:

- » Drainage Layouts (21627-HYD-XX-XX-DR-C-0600 to 0603)
- » External Works Layouts (21627-HYD-XX-XX-DR-C-0700 to 0703)

This technical document is to cover the maintenance of the drainage systems during post construction only. Any requirements during the construction period are to be covered by the contractor.

It is envisaged that Foreman Homes, as the developer, that all drainage systems (indicated on drawings previously listed) on site remain private.

will ensure the adherence to this maintenance schedule until such time that the drainage systems are conveyed to another party (i.e. management company, resident), who's reasonability will be to establish their own regime, as per the declaration at the end of this document.

Standards and procedures within this document are believed to be equivalent to those of the local sewerage undertaker with direct reference to documents issued by CIRIA and Water UK.

It is the developer's responsibilities, until such time the asset is conveyed, to ensure a competent supervisor is appointed for any works and / or inspections. It is the responsibility of the allocated supervisor to ensure any workforce have the necessary training and follow adequate health and safety procedures, including but not limited to; confined space training and notification / permissions from third parties.

Furthermore, Vivid homes have confirmed to the LLFA of their ongoing commitment regarding the future maintenance of the development including the surface water drainage system.

2. Maintenance Regime

2.1 General

All inspections are to be conducted in-line with best practice guidance and relevant legislation. Additional inspection may be required following works by third-parties or the installation of third-party equipment.

Any identified defects should be remediated / made safe within a reasonable time period based on priority, as outlined in the table below.

Engineer / Manufacturer to be consulted about any defects / damage or otherwise abnormalities identified that are not specified within this report.

Table 1: Defect Priority Rating

Priority	
P1	Repair or provide signage and guarding within 24 hours.
P2	Repair within 2 weeks.
P3	Repair within 1 month.
P4	Repair within 3 months.
P5	Record and monitor defect every 3 months.

The following SuDS element has been omitted from this schedule:

- » Gabion basket basin retaining wall

This item has been viewed as specialist elements to which maintenance regimes are provided by the relevant manufacturer. This does not absolve Foreman Homes of their responsibilities as previously outlined within this document, and the supplied maintenance regimes of these elements should be strictly adhered to by Foreman homes until such time that the asset and responsibility has been formally transferred to another party.

Furthermore, drainage outfalls and ordinary courses have been covered under the following two documents which are available in the Appendix.

- » OWC Maintenance Schedule (21627-HYD-XX-XX-TN-C-0003)
- » OWC 2 Maintenance Schedule (21627-HYD-XX-XX-TN-C-0004)

2.2 Gravity Sewers

2.2.1 Schedule

Table 2: Gravity Sewer Maintenance Schedule

Maintenance Schedule	Action Required	Typical Frequency
Safety Inspection	Driven inspection of all drainage access and inspection points. Areas to be traversed on foot where vehicular access is not possible. In addition an inspection of the piped drainage system should be undertaken to include checking for damage, siltation and poor operation of pipes, gullies and chambers.	Yearly or on report of defect / issue of flooding
Cleaning	Cleaning and removal of all silt and debris within catchpits and manholes.	Every 1 year or following incident of spill or as required.
Drainage Jetting	Cleaning and removal of all silt and debris within catchpits and manholes.	As required
Surveying	CCTV surveying of drainage ad connections to establish blockages and / or defects.	As required
Remediation / Reconstitution	Remediation of drainage and reconstitution where not possible.	As required.

2.2.2 Defects

Table 3: Gravity Sewer Defects Schedule

Defect	Description	Priority
Cover, Frames and Grating	Significant part of the inset missing or damaged and liable to render ironwork unsafe.	P1
	Cracked or broken covers, frames or boxes liable to render ironwork unsafe.	P1
	Any ironwork with a level difference above carriageway surface greater than 40mm.	P1
	Any ironwork with a level difference bellow the carriageway greater than 75mm.	P1
Sewer	Cracking (limited to surface) and / or pipe deformation <5% of the diameter.	P5
	Circumferential / longitudinal cracking, joint displacement up to 1.5 times the pipe thickness or deformation 5% and 10%.	P5

	Multiple or spiral cracking, circumferential / longitudinal fracture, joint displacement greater than 1.5 times pipe thickness, wall puncture or deformation of 5% (rigid), 10% to <20% (plastic).	P4
	Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20%.	P5
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20% within a single run or between 20% and <50% at any given instance.	P3
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area greater of 20% within a single run or greater than 50% in a single instance.	P2
	Collapse or 100% loss of cross-sectional area.	P1

2.2.3 Access

Main sewers have been located within the associated highways and as such have free access. Private drainage (drainage within a plots curtilage) will remain the responsibility for Foreman Homes until such time the plot is conveyed or responsibility is formally given, in writing to a third-party. To this effect, Foreman Homes will maintain the rights to access properties for maintenance activities on any areas of the drainage network not formally conveyed.

Part of the main surface water drainage and foul water drainage, as shown in the figure below is not accessible by highway. However, routing as shown in the figure has been provided to allow the maintenance of sewers within these areas.



Figure 1: Sewer Maintenance Access

2.3 Permeable Pavements

2.3.1 Schedule

Table 4: Permeable Pavement Maintenance Schedule

Maintenance Schedule	Action Required	Typical Frequency
Safety Inspection	Visual inspection of the paving, looking for pools of water and visible debris in the gaps.	Once a year
Remedial Maintenance	Remediate any landscape which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the pavement.	As required
	Remedial works to any depressions, rutting and cracking / broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material.	As required

	Rehabilitation of surface and upper substructure by remedial sweeping.	As required
Power Washing	Spray a high-pressured stream of water onto the blocks to get rid of dirt that is stuck on top and in between gaps. Replace lost jointing material.	As required
Weed Control	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying.	As required – once per year on less frequently used areas.
Monitoring	Inspection for evidence of poor operation and / or weed growth.	Every 3 months
	Inspect silt accumulation rates and carry out appropriate brushing and vacuuming routines.	Annually

2.3.2 Defects

Table 5: Permeable Pavement Defect Schedule

Defect	Description	Priority
Debris	General Debris stuck inside the gaps of the blocks, slowing down the discharge rate into the subbase.	P3
	General Debris stuck inside the gaps of the blocks, stopping the discharge into the subbase completely.	P1
Structural Damage	Between 10% and 30% of the blocks have cracks in.	P3
	Between 31% and 50% of the blocks have cracks in.	P2
	Greater than 51% of the blocks have cracks in.	P1
	Blocks are missing from paving.	P1
	Blocks are displaced from constant loading from vehicles.	P5

2.3.3 Access

All areas of permeable pavement can be accessed directly from the main carriageway. As such, no specific access arrangements are required. Foreman Homes will withhold the write to access these areas until such time it is formally, in writing transferred.

2.4 Attenuation Basin

2.4.1 Schedule

Table 6: Attenuation Basin Maintenance Schedule

Maintenance Schedule	Action Required	Typical Frequency
Safety Inspection	Walked inspection of perimeter with visual inspection of basins including inlets.	6, Monthly, on report of defect/issue or flooding.
Emergency Obstruction or Hazard	Removal of obstruction / hazard and basin / reconstituted as required.	As required
Vegetation Management	Grass cut to appropriate length. Shrubbery trimmed to appropriate length. Any weeds or invasive vegetation removed accordingly. Replace vegetation where eroded / missing / damaged.	Twice a year and after autumn leaf fall.
Debris Management	Removal of litter, debris and silt.	6, Monthly, on report of defect/issue or flooding.

2.4.2 Defects

Table 7: Attenuation Basin Defect Schedule

Defect	Description	Priority
Litter, Debris and Silt	General litter, debris or silt not deemed harmful to wildlife or people and in quantities that pose no risk of blockage to the drainage network or loss of attenuation capacity.	P5
	Litter or debris that pose a minimal risk to wildlife.	P4
	Litter or debris that pose a minimal risk to people.	P3
	Litter or debris that pose a moderate risk to wildlife and / or people.	P1
	Pollutants that may be hazardous to the environment (i.e oil) in visible quantities.	P1
Structural Damage	Divot or erosion of topsoil no greater than 100mm in depth and / or exceeding 1m in any direction.	P5
	Divot or erosion of topsoil no greater than 100mm in depth and / or exceeding 1m in any direction.	P3
	Divot or erosion of topsoil greater than 201mm in depth.	P2
	Exposure or tearing of basin membrane.	P1
	Slippage or movement of slope (urgent initial assessment to dictate future timescales and works)	P1
Headwall	Silt, damage or debris reducing outfall pipe area by less than 5%.	P5
	Silt, damage or debris reducing outfall pipe area by 5%-10%.	P4
	Silt, damage or debris reducing outfall pipe area by 11%-25%.	P3
	Silt, damage or debris reducing outfall pipe area by 26%-50%.	P2
	Silt, damage or debris reducing outfall pipe area by 51% or greater.	P1
	Damage to headwall structure (non-structural).	P4
	Damage to headwall structure which may lead to deterioration and failure.	P3
	Damage to headwall structure which may lead to immediate failure or pose a risk to the public.	P1

2.4.3 Access

General access arrangement for the basin is as those as described in Section 2.2.3. The basin Variable slopes with access from the south-west at 1 in 5 as shown in the following figure. A pathway has been provided around the top of the basin to allow for maintenance and access on all sides.

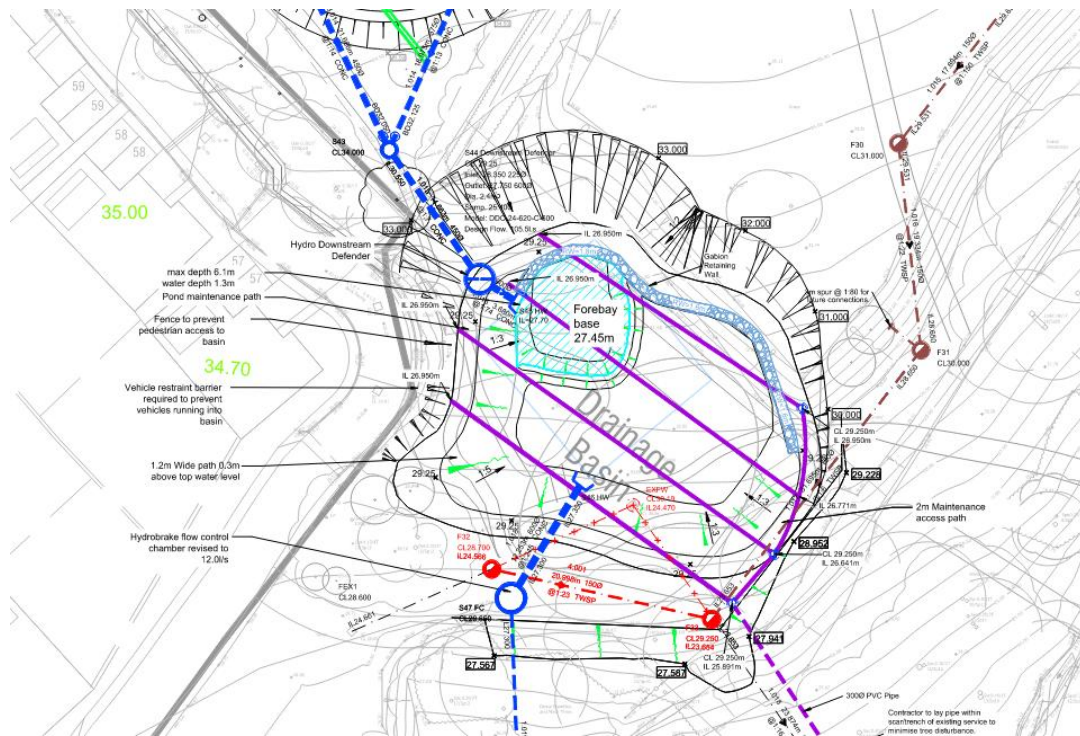


Figure 2: Basin Access Arrangements

2.5 Maintenance of Swales

Table 8: Swale and Filter Strip Maintenance Schedule

Swales - Operation and maintenance requirements in accordance with CIRIA C753 - The SuDS Manual		
Maintenance Schedule	Required Action	Frequency
Regular maintenance	Remove litter and debris.	Monthly, or as required.
	Cut grass - to retain grass 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 infiltration surfaces for ponding, compaction, silt	Monthly, or when required.

	accumulation, record areas where water is ponding for > 48 hours.	
	Inspect vegetation coverage.	Monthly for 6 months, quarterly for 2 years, then half yearly.
	Inspect inlets and facility surface for silt accumulation, establish appropriate silt removal frequencies.	Six monthly.
Occasional maintenance	Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required.	As required or if bare soil is exposed over 10% or more of the swale treatment area.
Remedial actions	Repair erosion or other damage by re-turfing or reseeded.	As required.
	Re-level uneven surfaces and reinstate design levels.	As required.
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface.	As required.
	Remove build-up of sediment on upstream gravel trench, flow spreader or at top of filter strip.	As required.
	Remove and dispose of oils or petrol residues using safe standard practices.	As required.

2.5.1 Access

General access arrangement for the basin is as those as described in Section 2.2.3. As shown in the following figure the area is clear of vegetation and relatively low gradient allowing for working space.

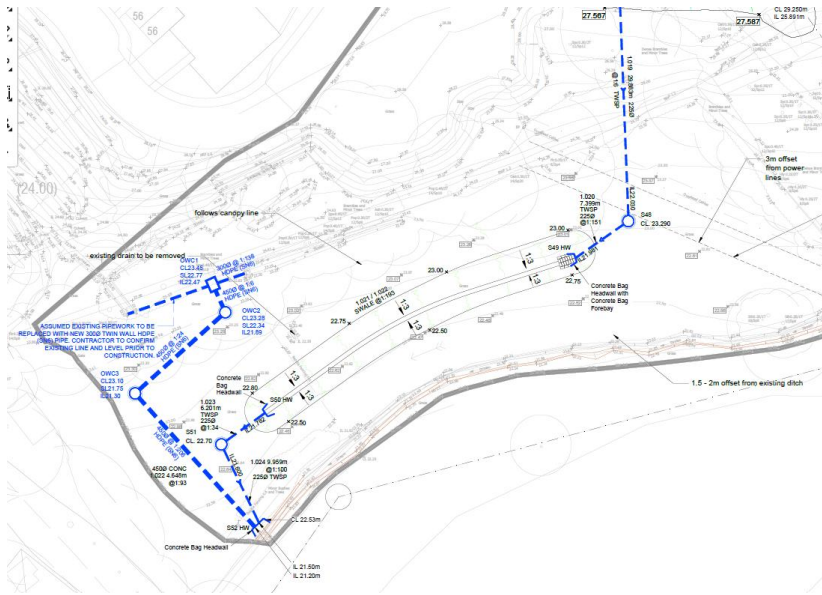


Figure 3: Swale Access Arrangement

3. Declaration of Intent

Defined Terms

Foreman Homes - Foreman Homes Limited

Element - Any drainage feature as reported within this document (21627-HYD-XX-XX-TN-C-0003) or shown within Appendix A.1 Drainage Strategy Drawing (21627-HYD-XX-XX-DR-C-0611)

Third Party - Any interested party, or interested party on behalf of others, excluding Foreman Homes Limited.

It is hereby declared of Foreman Homes's intention to adhere to the responsibilities outlined within this document (21627-HYD-XX-XX-TN-C-0003) and carry out all maintenance and activities outlined there within.

Foreman Homes intend to continue these actions for the life of the development for all elements outlined within this document, or until such time that the responsibility for or ownership of a respective element is transferred, in writing and agreed upon by a third-party. Foreman Homes shall update this document at agreement to exclude that element and provide an updated version clearly outlining the responsibilities required thereof the third-party.

Foreman Homes are required to maintain and update this document covering all elements outlined within and provide a copy to any third-party which may have a vested interest in any element outlined within. Foreman Homes shall highlight this responsibility to any third-party who may take on the respective maintenance responsibility and ascertain agreement to this effect, in writing from the third-party.

As named below, by signing this document I state that I am of adequate representation for Foreman Homes as per my position to commit Foreman Homes to the responsibilities outlined within this document and Declaration of Intent.

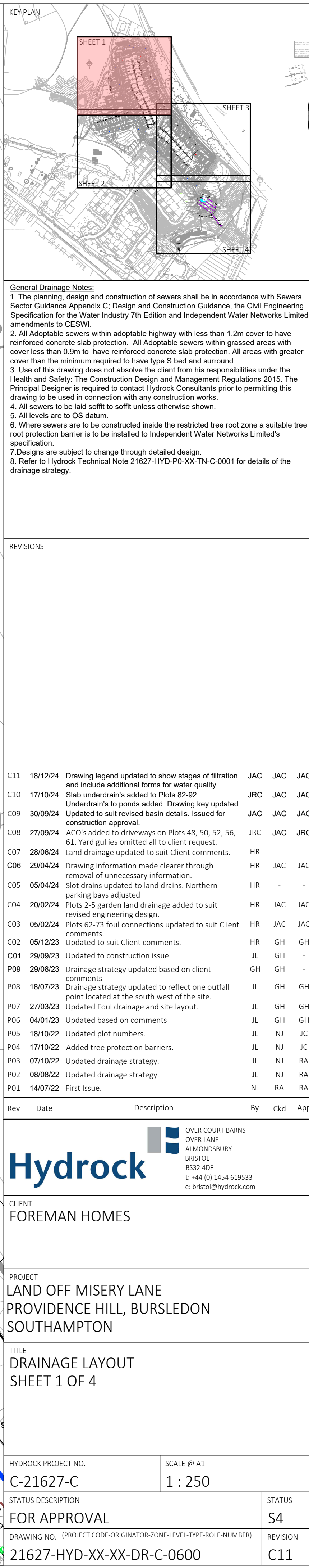
Name _____

Signed _____

Position _____

Date _____

Appendix A Drainage Drawings



KEY PLAN

SHEET 1

SHEET 2

SHEET 3

SHEET 4

General Drainage Notes:

1. The planning, design and construction of sewers shall be in accordance with Sewers Sector Guidance Appendix C, Design and Construction Guidance, the Civil Engineering Specification for the Water Industry 7th Edition and Independent Water Networks Limited amendments to CESWI.

2. All Adoptable sewers within adoptable highway with less than 1.2m cover to have reinforced concrete slab protection. All Adoptable sewers within grassed areas with cover less than 0.9m to have reinforced concrete slab protection. All areas with greater cover than the minimum required to have type S bed and surround.

3. Use of this drawing does not absolve the client from his responsibilities under the Health and Safety, The Construction Design and Management Regulations 2015. The Principal Designer is required to contact Hydrock Consultants prior to permitting this drawing to be used in connection with any construction works.

4. All sewers to be laid soffit to soffit unless otherwise shown.

5. All levels are to OS datum.

6. Where sewers are to be constructed inside the restricted tree root zone a suitable tree root protection barrier is to be installed to Independent Water Networks Limited's specification.

7. Designs are subject to change through detailed design.

8. Refer to Hydrock Technical Note 21627-HYD-PO-XX-TN-C-0001 for details of the drainage strategy.

REVISIONS

Rev	Date	Description	By	Ckd	App
C11	18/12/24	Drawing legend updated to show stages of filtration and include additional forms for water quality.	JAC	JAC	JAC
C10	17/11/24	Slab underdrain's added to Plots 82-92.	JRC	JAC	JAC
C09	30/09/24	Updated to suit revised basin details. Issued for construction approval.	JAC	JAC	JAC
C08	27/09/24	ACO's added to driveways on Plots 48, 50, 52, 56, 61. Yard gullies omitted all to client request.	JRC	JAC	JRC
C07	28/06/24	Land drainage updated to suit Client comments.	HR	JAC	JAC
C06	29/04/24	Drawing information made clearer through removal of unnecessary information.	HR	JAC	JAC
C05	05/04/24	Slot drains updated to land drains. Northern parking bays adjusted	HR	-	-
C04	20/02/24	Plot's 2-5 garden land drainage added to suit revised engineering design.	HR	JAC	JAC
C03	05/02/24	Plots 62-73 foul connections updated to suit Client comments.	HR	JAC	JAC
C02	05/12/23	Updated to suit Client comments.	HR	GH	GH
C01	29/09/23	Updated to construction issue.	JL	GH	-
P09	29/08/23	Drainage strategy updated based on client comments	GH	GH	-
P08	18/07/23	Drainage strategy updated to reflect one outfall point located at the south west of the site.	JL	GH	GH
P07	27/03/23	Updated Foul drainage and site layout.	JL	GH	GH
P06	04/01/23	Updated based on comments	JL	GH	GH
P05	18/10/22	Updated plot numbers.	JL	NJ	JC
P04	17/10/22	Added tree protection barriers.	NJ	NJ	JC
P03	07/10/22	Updated drainage strategy.	NJ	NJ	RA
P02	08/08/22	Updated drainage strategy.	NJ	NJ	RA
P01	14/07/22	First Issue.	NJ	RA	RA

Rev

Date

Description

By

Ckd

App

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CLIENT

FOREMAN HOMES

PROJECT

LAND OFF MISERY LANE

PROVIDENCE HILL, BURSLEDON

SOUTHAMPTON

TITLE

DRAINAGE LAYOUT

SHEET 1 OF 4

HYDROCK PROJECT NO.

C-21627-C

SCALE @ A1

1 : 250

STATUS DESCRIPTION

FOR APPROVAL

STATUS

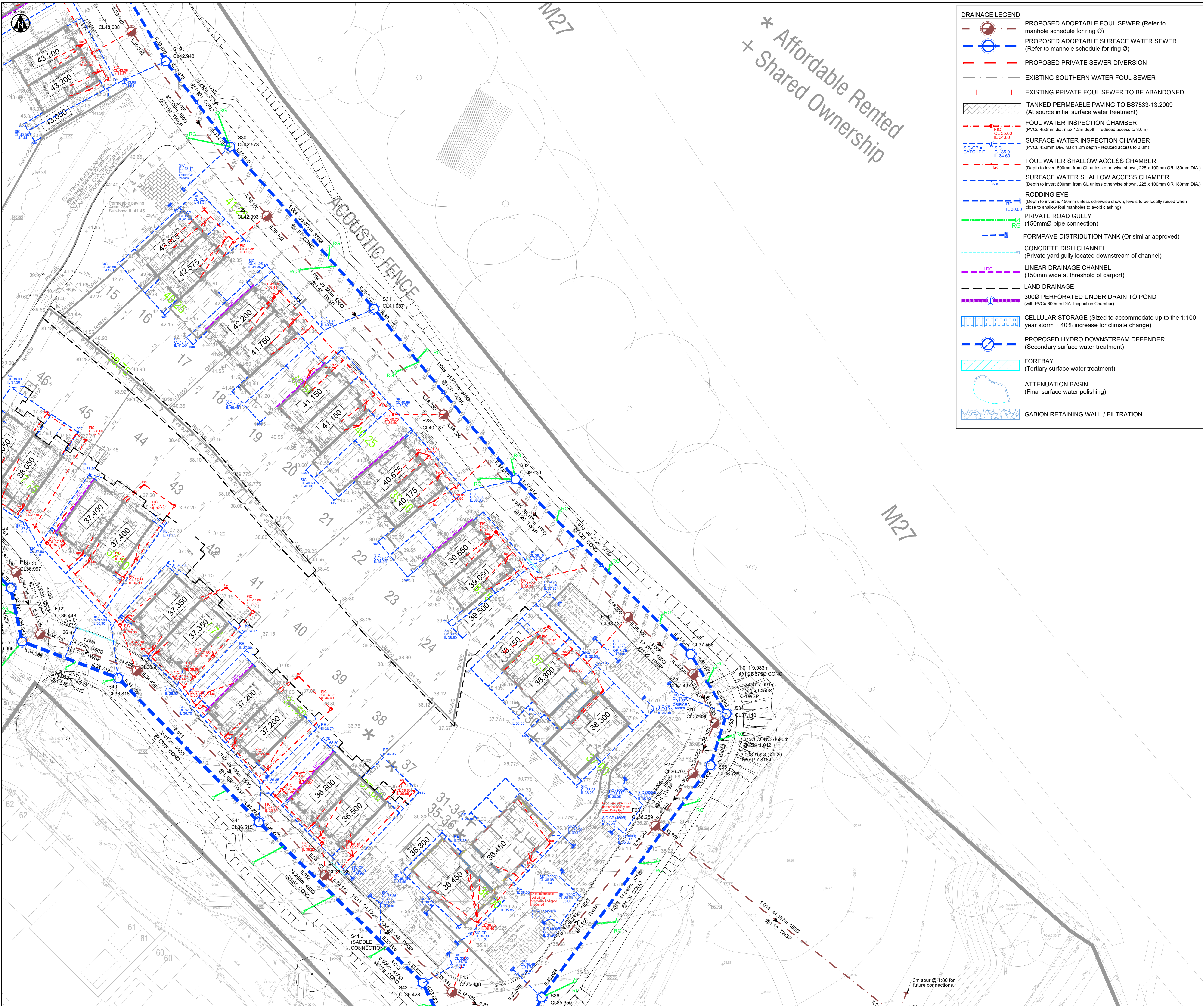
S4

DRAWING NO. [PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER]

21627-HYD-XX-XX-DR-C-0600

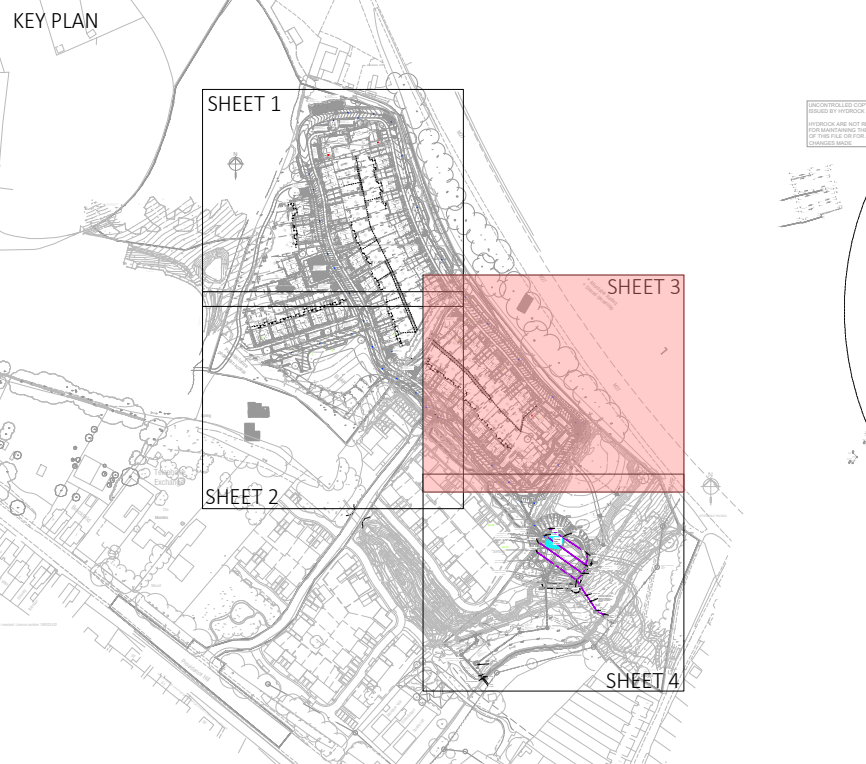
REVISION

C11



DRAINAGE LEGEND

- PROPOSED ADOPTABLE FOUL SEWER (Refer to manhole schedule for ring Ø)
- PROPOSED ADOPTABLE SURFACE WATER SEWER (Refer to manhole schedule for ring Ø)
- PROPOSED PRIVATE SEWER DIVERSION
- EXISTING SOUTHERN WATER FOUL SEWER
- EXISTING PRIVATE FOUL SEWER TO BE ABANDONED
- TANKED PERMEABLE PAVING TO BS7533-13:2009 (At source initial surface water treatment)
- FOUL WATER INSPECTION CHAMBER (PVCu 450mm dia. max 1.2m depth - reduced access to 3.0m)
- SURFACE WATER INSPECTION CHAMBER (PVCu 450mm DIA. Max 1.2m depth - reduced access to 3.0m)
- FOUL WATER SHALLOW ACCESS CHAMBER (Depth to invert 600mm from GL unless otherwise shown, 225 x 100mm OR 180mm DIA.)
- SURFACE WATER SHALLOW ACCESS CHAMBER (Depth to invert 600mm from GL unless otherwise shown, 225 x 100mm OR 180mm DIA.)
- RODDING EYE (Depth to invert is 450mm unless otherwise shown, levels to be locally raised when close to shallow foul manholes to avoid clashing)
- PRIVATE ROAD GULLY (150mmØ pipe connection)
- FORMPAVE DISTRIBUTION TANK (Or similar approved)
- CONCRETE DISH CHANNEL (Private yard gully located downstream of channel)
- LINEAR DRAINAGE CHANNEL (150mm wide at threshold of carport)
- LAND DRAINAGE
- 300Ø PERFORATED UNDER DRAIN TO POND (with PVCu 600mm DIA. Inspection Chamber)
- CELLULAR STORAGE (Sized to accommodate up to the 1:100 year storm + 40% increase for climate change)
- PROPOSED HYDRO DOWNSTREAM DEFENDER (Secondary surface water treatment)
- FOREBAY (Tertiary surface water treatment)
- ATTENUATION BASIN (Final surface water polishing)
- GABION RETAINING WALL / FILTRATION



General Drainage Notes:

- The planning, design and construction of sewers shall be in accordance with Sewers Sector Guidance Appendix C: Design and Construction Guidance, the Civil Engineering Specification for the Water Industry 7th Edition and Independent Water Networks Limited amendments to CESWI.
- All Adoptable sewers within adoptable highway with less than 1.2m cover to have reinforced concrete slab protection. All Adoptable sewers within grassed areas with cover less than 0.9m to have reinforced concrete slab protection. All areas with greater cover than the minimum required to have type S bed and surround.
- Use of this drawing does not absolve the client from his responsibilities under the Health and Safety: The Construction Design and Management Regulations 2015. The Principal Designer is required to contact Hydrock Consultants prior to permitting this drawing to be used in connection with any construction works.
- All sewers to be laid soffit to soffit unless otherwise shown.
- All levels are to OS datum.
- Where sewers are to be constructed inside the restricted tree root zone a suitable tree root protection barrier is to be installed to Independent Water Networks Limited's specification.
- Designs are subject to change through detailed design.
- Refer to Hydrock Technical Note 21627-HYD-P0-XX-TN-C-0001 for details of the drainage strategy.

REVISIONS					
C11	18/12/24	Drawing legend updated to show stages of filtration and include additional forms for water quality.	JAC	JAC	JAC
C10	11/11/24	Private drainage adjacent to plots 25-30 and 31-34 amended to avoid tree removal being required.	MT	JRC	JRC
C09	17/10/24	Slab underdrain's added to Plots 82-92.	JRC	JAC	JAC
C08	30/09/24	Updated to suit revised basin details. Issued for construction approval.	JAC	JAC	JAC
C07	28/06/24	Land drainage updated to suit Client comments.	HR		
C06	29/04/24	Drawing information made clearer through removal of unnecessary information.	HR	JAC	JAC
C05	05/04/24	Slot drains updated to land drains.	HR	-	-
C04	20/02/24	Land drainage added to gardens.	HR	JAC	JAC
C03	01/02/24	WIP issue to Client.	JAC	-	-
C02	27/11/23	Updated to suit Client comments.	HR	GH	GH
C01	29/09/23	Updated to construction issue and cover levels updated to suit engineering.	EB	GH	-
P09	29/08/23	Drainage strategy updated based on client comments	GH	GH	-
P08	18/07/23	Drainage strategy updated to reflect one outfall point located at the south west of the site. Path to the south of the site has been removed.	JL	GH	GH
P07	27/03/23	Updated Foul drainage and site layout.	JL	GH	GH
P06	04/01/23	Updated based on comments.	JL	GH	GH
P05	18/10/22	Updated plot numbers.	JL	NJ	JC
P04	17/10/22	Added tree protection barriers.	JL	NJ	JC
P03	07/10/22	Updated drainage strategy.	JL	NJ	JC
P02	08/08/22	Updated drainage strategy.	JL	NJ	RA
P01	15/07/22	First Issue.	NJ	RA	RA

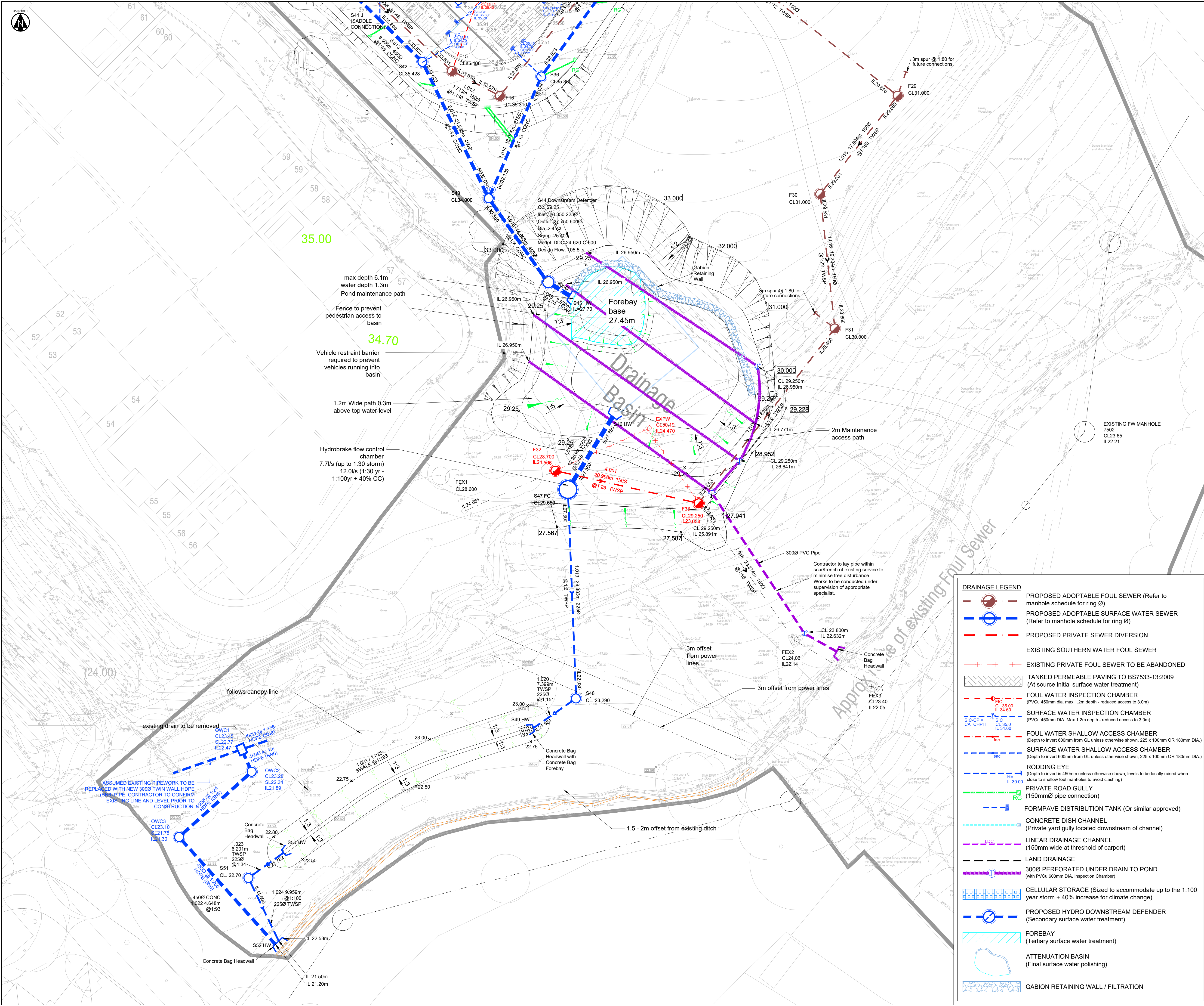
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CLIENT
FOREMAN HOMES

PROJECT
LAND OFF MISERY LANE
PROVIDENCE HILL, BURSLEDON
SOUTHAMPTON

TITLE
DRAINAGE LAYOUT
SHEET 3 OF 4

HYDROCK PROJECT NO. C-21627-C		SCALE @ A1 1 : 250	
STATUS DESCRIPTION FOR APPROVAL		STATUS S4	
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) 21627-HYD-XX-XX-DR-C-0602		REVISION C11	



General Drainage Notes:

- The planning, design and construction of sewers shall be in accordance with Sewers Sector Guidance Appendix C: Design and Construction Guidance, the Civil Engineering Specification for the Water Industry 7th Edition and Independent Water Networks Limited amendments to CESWI.
- All Adoptable sewers within adoptable highway with less than 1.2m cover to have reinforced concrete slab protection. All Adoptable sewers within grassed areas with cover less than 0.9m to have reinforced concrete slab protection. All areas with greater cover than the minimum required to have type S bed and surround.
- Use of this drawing does not absolve the client from his responsibilities under the Health and Safety: The Construction Design and Management Regulations 2015. The Principal Designer is required to contact Hydrock Consultants prior to permitting this drawing to be used in connection with any construction works.
- All levels are to OS datum.
- Where sewers are to be constructed inside the restricted tree root zone a suitable tree root protection barrier is to be installed to Independent Water Networks Limited's specification.
- Designs are subject to change through detailed design.
- Refer to Hydrock Technical Note 21627-HYD-P0-XX-TN-C-0001 for details of the drainage strategy.

WORKS WITHIN OR IN PROXIMITY TO ROOT PROTECTION ZONES ARE TO BE CONFIRMED BY ARBORICULTURALIST. ENGINEER TO BE ADVISED OF ANY AMENDMENTS REQUIRED.

REVISIONS					
C11	20/02/25	Cellular storage removed as LLFA request. Swale added.	JAC	JRC	JRC
C10	18/12/24	Drawing legend updated to show stages of filtration and include additional forms for water quality. Downstream Defender moved upstream as requested by LLFA. Attenuation grate dimensions adjusted to move 1m from tree protection fencing. Southern Basin substituted for cellular storage to avoid loss of surface water flood storage.	JAC	JRC	JRC
C09	13/12/24		JAC	JRC	JRC
C08	11/11/24	Diverted culvert moved to align with revised redline boundary. Adjacent drainage adjusted. Basin storm drainage pipe length labels corrected.	MT	JAC	JAC
C07	18/10/24	Inspection chambers to pond underdrains connected to match OWC drawings. CL's added as requested by client.	JRC	JAC	JAC
C06	17/10/24	Slab underdrain's added to Plots 82-92. Underdrain's to ponds added. Drawing key updated.	JRC	JAC	JAC
C05	30/09/24	Updated to suit revised basin details. Issued for construction approval.	JAC	JAC	JAC
C04	29/04/24	Drawing information made clearer through removal of unnecessary information.	HR	JAC	JAC
C03	05/04/24	Lower basin amended to variable slope gradients.	HR	-	-
C02	27/11/23	Updated to suit Client comments.	HR	GH	GH
C01	29/09/23	Updated to construction issue and proposed watercourse from culvert to existing watercourse added	EB	GH	-
P11	29/08/23	Drainage strategy updated based on client comments	GH	GH	-
P10	31/07/23	Neighbouring site layout added to sheet	GH	GH	-
P09	18/07/23	Drainage strategy updated to reflect one outfall point located at the south west of the site.	JL	GH	GH
P08	31/05/23	Southern Drainage Network attenuation revised to single basin with gabion retaining wall	BT	GH	-
P07	27/03/23	Updated Foul drainage and site layout.	JL	GH	GH
P06	04/01/23	Updated based on comments.	JL	GH	GH
P05	18/10/22	Updated plot numbers.	JL	NJ	JC
P04	17/10/22	Added tree protection barriers.	JL	NJ	JC
P03	07/10/22	Updated drainage strategy.	JL	NJ	JC
P02	08/08/22	Updated drainage strategy.	JL	NJ	RA
P01	15/07/22	First Issue.	NJ	RA	RA



CLIENT
FOREMAN HOMES

PROJECT
LAND OFF MISERY LANE
PROVIDENCE HILL, BURSLEDON
SOUTHAMPTON

TITLE
DRAINAGE LAYOUT
SHEET 4 OF 4

HYDROCK PROJECT NO.
C-21627-C

SCALE @ A1
1 : 250

STATUS DESCRIPTION	STATUS
FOR APPROVAL	S4
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)	REVISION
21627-HYD-XX-XX-DR-C-0603	C11

Appendix B OWC Maintenance Schedules



Land off Misery Lane Providence Hill, Bursledon

OWC Drainage Maintenance Schedule

For Foreman Homes

Document control sheet

Issued by	Hydrock Consultants Limited Over Court Barns Over Lane Almondsbury Bristol BS32 4DF United Kingdom	T +44 (0)1454 619533 F +44 (0)1454 614125 E bristol@hydrock.com hydrock.com
Client	Foreman Homes	
Project name	Land off Misery Lane Providence Hill, Bursledon	
Title	OWC Drainage Maintenance Schedule	
Doc ref	21627-HYD-XX-XX-TN-C-0003	
Project number	C-21627	
Status	Information	
Date	07/11/2024	

Document production record		
Issue number	P04	Name
Prepared by	John Charlesworth BEng	
Checked by	John Charlesworth BEng	
Approved by	John Charlesworth BEng	

Document revision record			
Issue number	Status	Date	Revision details
P01	S2	09/08/24	First Issue
P02	S2	20/08/24	Headwall Maintenance added.
P03	S2	05/11/24	Scope of document expanded to include basin underdrain outfall (OWC 2).
P04	S2	07/11/24	Maintenance for north basin outfall (OWC) separated into new report.

Hydrock Consultants Limited has prepared this report in accordance with the instructions of the above named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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Appendix A Drainage

1. INTRODUCTION

This report has been prepared by Hydrock, now Stantec on behalf of Foreman Homes to further the technical evidence for the proposed ordinary watercourse diversion at Land off Misery Lane, Bursledon.

This Ordinary Watercourse Drainage Maintenance Schedule has been prepared to address the required maintenance for the culverted drainage ditch as specified within the Land off Misery Lane drawing:

» Ditch Diversion Details - 21627-HYD-XX-XX-DR-C-0611

This technical document is to cover the maintenance of the drainage systems during post construction only. Any requirements during the construction period are to be covered by the contractor.

It is envisaged by Foreman Homes, as the developer that all drainage systems (indicated on drawing 21627-HYD-XX-XX-DR-C-0611) on site remain private.

Foreman will ensure the adherence to this maintenance schedule until such time that the drainage systems are conveyed to another party (i.e. management company, resident), who's reasonability will be to establish their own regime, as per the declaration at the end of this document.

Standards and procedures within this document are believed to be equivalent to those of Southern Water with direct reference to documents issued by CIRIA and Water UK.

It is the developer's responsibilities, until such time the asset is conveyed, to ensure a competent supervisor is appointed for any works and / or inspections. It is the responsibility of the allocated supervisor to ensure any workforce have the necessary training and follow adequate health and safety procedures, including but not limited to; confined space training and notification / permissions from third parties.

2. MAINTENANCE REGIME

2.1 General

All inspections are to be conducted in-line with best practice guidance and relevant legislation. Additional inspection may be required following works by third-parties or the installation of third-party equipment.

Any identified defects should be remediated / made safe within a reasonable time period based on priority, as outlined in the table below.

Engineer / Manufacturer to be consulted about any defects / damage or otherwise abnormalities identified that are not specified within this report.

Table 1: Priority Ratings

Priority	Description
P1	Repair or provide signage and guarding within 24 hours.
P2	Repair within 2 weeks.
P3	Repair within 1 month.
P4	Repair within 3 months.
P5	Record and monitor defect every 3 months.

2.2 Gravity Sewers

2.2.1 Schedule

Table 2: Gravity Sewers Maintenance Schedule

Maintenance Schedule	Required Action	Typical Frequency
Safety Inspection	Driven Inspection of all drainage access and inspection points. Areas to be traversed on foot where vehicular access is not possible.	Yearly, on report of defect/issue or flooding.
Cleaning	Cleaning and removal of all silt and debris within catchpits and manholes.	Every 5 years, following incident or spill as required.
Drainage Jetting	High pressure jetting / rodding of drainage connections to remove, debris, blockages and possible root ingress.	As required.
Surveying	CCTV surveying of drainage and connections to establish blockages and / or defects.	As required.
Remediation / Reconstitution	Remediation of drainage or reconstitution where not possible.	As required.

2.2.2 Defects

Table 3: Gravity Sewers Defects

Defect	Description	Priority
Covers, Frames and Gratings	Significant part of the insert missing or damaged and liable to render ironwork unsafe.	P1
	Cracked or broken covers, frames or boxes liable to render ironwork unsafe.	P1
	Any ironwork with a level difference above the surrounding ground level greater than 40mm.	P1
	Any ironwork with a level difference below the surrounding ground level greater than 75mm.	P1
Sewer	Cracking (limited to surface) and / or pipe deformation <5% of the diameter.	P5
	Circumferential / longitudinal cracking, joint displacement up to 1.5 times the pipe thickness or deformation 5% and 10%.	P5
	Multiple or spiral cracking, circumferential / longitudinal fracture, joint displacement greater than 1.5 times pipe thickness, wall puncture or deformation of 5% (rigid), 10% to <20% (plastic).	P4
	Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20%.	P5
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20% within a single run or between 20% and <50% at any given instance.	P3
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area greater of 20% within a single run or greater than 50% in a single instance.	P2
	Collapse or 100% loss of cross-sectional area.	P1

2.2.3 Access

Maintenance access to manholes is on foot. Due to surrounding trees under preservation order, and proximity to site boundary and basin earthworks, vehicular access is unavailable. Consideration has been made to material choice in order to reduce the manual handling implications of repair.

2.3 Headwalls

2.3.1 Schedule

Table 4: Headwall Maintenance Schedule

Maintenance Schedule	Required Action	Typical Frequency
Safety Inspection	Driven Inspection of all headwalls. Areas to be traversed on foot where vehicular access is not possible.	Yearly, on report of defect/issue or flooding.
Cleaning	Cleaning and removal of all silt and debris within headwall inlets and aprons.	Monthly, or as required.
Drainage Jetting	High pressure jetting / rodding of drainage connections to remove, debris, blockages and possible root ingress.	As required.
Surveying	CCTV surveying of drainage and connections to establish blockages and / or defects.	As required.
Remediation / Reconstitution	Remediation of drainage or reconstitution where not possible.	As required.

2.3.2 Defects

Table 5: Headwall Defects

Defect	Description	Priority
Sewer	Cracking (limited to surface) and / or pipe deformation <5% of the diameter.	P5
	Circumferential / longitudinal cracking, joint displacement up to 1.5 times the pipe thickness or deformation 5% and 10%.	P5
	Multiple or spiral cracking, circumferential / longitudinal fracture, joint displacement greater than 1.5 times pipe thickness, wall puncture or deformation of 5% (rigid), 10% to <20% (plastic).	P4
	Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20%.	P5
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20% within a single run or between 20% and <50% at any given instance.	P3
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area greater of 20% within a single run or greater than 50% in a single instance.	P2
	Collapse or 100% loss of cross-sectional area.	P1

2.3.3 Access

Maintenance access to headwalls is on foot. Due to surrounding trees under preservation order, and proximity to site boundary, existing watercourses and basin earthworks, vehicular access is unavailable.

3. Declaration of Intent

Defined Terms

Foreman Homes - Foreman Homes Limited

Element - Any drainage feature as reported within this document (21627-HYD-XX-XX-TN-C-0003) or shown within Appendix A.1 Drainage Strategy Drawing (21627-HYD-XX-XX-DR-C-0611)

Third Party - Any interested party, or interested party on behalf of others, excluding Foreman Homes Limited.

It is hereby declared of Foreman Homes's intention to adhere to the responsibilities outlined within this document (21627-HYD-XX-XX-TN-C-0003) and carry out all maintenance and activities outlined there within.

Foreman Homes intend to continue these actions for the life of the development for all elements outlined within this document, or until such time that the responsibility for or ownership of a respective element is transferred, in writing and agreed upon by a third-party. Foreman Homes shall update this document at agreement to exclude that element and provide an updated version clearly outlining the responsibilities required thereof the third-party.

Foreman Homes are required to maintain and update this document covering all elements outlined within and provide a copy to any third-party which may have a vested interest in any element outlined within. Foreman Homes shall highlight this responsibility to any third-party who may take on the respective maintenance responsibility and ascertain agreement to this effect, in writing from the third-party.

As named below, by signing this document I state that I am of adequate representation for Foreman Homes as per my position to commit Foreman Homes to the responsibilities outlined within this document and Declaration of Intent.

Name

Signed

Position

Date

Appendix A Drainage

	Name/Title/Description	Ref	Originator
A.1	Ditch Diversion Details	21627-HYD-XX-XX-DR-C-0611	Hydrock



Land off Misery Lane Providence Hill, Bursledon

OWC 2 Drainage Maintenance Schedule

For Foreman Homes

Document control sheet

Issued by	Hydrock Consultants Limited Over Court Barns Over Lane Almondsbury Bristol BS32 4DF United Kingdom	T +44 (0)1454 619533 F +44 (0)1454 614125 E bristol@hydrock.com hydrock.com
Client	Foreman Homes	
Project name	Land off Misery Lane Providence Hill, Bursledon	
Title	OWC 2 Drainage Maintenance Schedule	
Doc ref	21627-HYD-XX-XX-TN-C-0004	
Project number	C-21627	
Status	Information	
Date	07/11/2024	

Document production record		
Issue number	P01	Name
Prepared by	John Charlesworth BEng	
Checked by	John Charlesworth BEng	
Approved by	John Charlesworth BEng	

Document revision record			
Issue number	Status	Date	Revision details
P01	S2	07/11/2024	First Issue

Hydrock Consultants Limited has prepared this report in accordance with the instructions of the above named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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Appendix A Drainage

1. INTRODUCTION

This report has been prepared by Hydrock, now Stantec on behalf of Foreman Homes to further the technical evidence for the proposed ordinary watercourse diversion at Land off Misery Lane, Bursledon.

This Ordinary Watercourse Drainage Maintenance Schedule has been prepared to address the required maintenance for the groundwater drainage outfall serving the northern basin as specified within the Land off Misery Lane drawing:

» Ditch Diversion Details - 21627-HYD-XX-XX-DR-C-0620

This technical document is to cover the maintenance of the drainage systems during post construction only. Any requirements during the construction period are to be covered by the contractor.

It is envisaged by Foreman Homes, as the developer that all drainage systems (indicated on drawing 21627-HYD-XX-XX-DR-C-0620) on site remain private.

Foreman will ensure the adherence to this maintenance schedule until such time that the drainage systems are conveyed to another party (i.e. management company, resident), who's reasonability will be to establish their own regime, as per the declaration at the end of this document.

Standards and procedures within this document are believed to be equivalent to those of Southern Water with direct reference to documents issued by CIRIA and Water UK.

It is the developer's responsibilities, until such time the asset is conveyed, to ensure a competent supervisor is appointed for any works and / or inspections. It is the responsibility of the allocated supervisor to ensure any workforce have the necessary training and follow adequate health and safety procedures, including but not limited to; confined space training and notification / permissions from third parties.

2. MAINTENANCE REGIME

2.1 General

All inspections are to be conducted in-line with best practice guidance and relevant legislation. Additional inspection may be required following works by third-parties or the installation of third-party equipment.

Any identified defects should be remediated / made safe within a reasonable time period based on priority, as outlined in the table below.

Engineer / Manufacturer to be consulted about any defects / damage or otherwise abnormalities identified that are not specified within this report.

Table 1: Priority Ratings

Priority	Description
P1	Repair or provide signage and guarding within 24 hours.
P2	Repair within 2 weeks.
P3	Repair within 1 month.
P4	Repair within 3 months.
P5	Record and monitor defect every 3 months.

2.2 Gravity Sewers

2.2.1 Schedule

Table 2: Gravity Sewers Maintenance Schedule

Maintenance Schedule	Required Action	Typical Frequency
Safety Inspection	Driven Inspection of all drainage access and inspection points. Areas to be traversed on foot where vehicular access is not possible.	Yearly, on report of defect/issue or flooding.
Cleaning	Cleaning and removal of all silt and debris within catchpits and manholes.	Every 5 years, following incident or spill as required.
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Surveying	CCTV surveying of drainage and connections to establish blockages and / or defects.	As required.
Remediation / Reconstitution	Remediation of drainage or reconstitution where not possible.	As required.

2.2.2 Defects

Table 3: Gravity Sewers Defects

Defect	Description	Priority
Covers, Frames and Gratings	Significant part of the insert missing or damaged and liable to render ironwork unsafe.	P1
	Cracked or broken covers, frames or boxes liable to render ironwork unsafe.	P1
	Any ironwork with a level difference above the surrounding ground level greater than 40mm.	P1
	Any ironwork with a level difference below the surrounding ground level greater than 75mm.	P1
Sewer	Cracking (limited to surface) and / or pipe deformation <5% of the diameter.	P5
	Circumferential / longitudinal cracking, joint displacement up to 1.5 times the pipe thickness or deformation 5% and 10%.	P5
	Multiple or spiral cracking, circumferential / longitudinal fracture, joint displacement greater than 1.5 times pipe thickness, wall puncture or deformation of 5% (rigid), 10% to <20% (plastic).	P4
	Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20%.	P5
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20% within a single run or between 20% and <50% at any given instance.	P3
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area greater of 20% within a single run or greater than 50% in a single instance.	P2
	Collapse or 100% loss of cross-sectional area.	P1

2.2.3 Access

Maintenance access to manholes is on foot. Due to surrounding trees under preservation order, and proximity to site boundary and basin earthworks, vehicular access is unavailable. Consideration has been made to material choice in order to reduce the manual handling implications of repair.

2.3 Headwalls

2.3.1 Schedule

Table 4: Headwall Maintenance Schedule

Maintenance Schedule	Required Action	Typical Frequency
Safety Inspection	Driven Inspection of all headwalls. Areas to be traversed on foot where vehicular access is not possible.	Yearly, on report of defect/issue or flooding.
Cleaning	Cleaning and removal of all silt and debris within headwall inlets and aprons.	Monthly, or as required.
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Surveying	CCTV surveying of drainage and connections to establish blockages and / or defects.	As required.
Remediation / Reconstitution	Remediation of drainage or reconstitution where not possible.	As required.

2.3.2 Defects

Table 5: Headwall Defects

Defect	Description	Priority
Sewer	Cracking (limited to surface) and / or pipe deformation <5% of the diameter.	P5
	Circumferential / longitudinal cracking, joint displacement up to 1.5 times the pipe thickness or deformation 5% and 10%.	P5
	Multiple or spiral cracking, circumferential / longitudinal fracture, joint displacement greater than 1.5 times pipe thickness, wall puncture or deformation of 5% (rigid), 10% to <20% (plastic).	P4
	Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20%.	P5
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area <20% within a single run or between 20% and <50% at any given instance.	P3
	Multiple Root mass, scale deposits or debris resulting in a loss of cross-sectional area greater of 20% within a single run or greater than 50% in a single instance.	P2
	Collapse or 100% loss of cross-sectional area.	P1

2.3.3 Access

Maintenance access to headwalls is on foot. Due to surrounding trees under preservation order, and proximity to site boundary, existing watercourses and basin earthworks, vehicular access is unavailable.

3. Declaration of Intent

Defined Terms

Foreman Homes - Foreman Homes Limited

Element - Any drainage features as reported within this document (21627-HYD-XX-XX-TN-C-0004) or shown within Appendix A.1 Drainage Strategy Drawing (21627-HYD-XX-XX-DR-C-0620)

Third Party - Any interested party, or interested party on behalf of others, excluding Foreman Homes Limited.

It is hereby declared of Foreman Homes's intention to adhere to the responsibilities outlined within this document (21627-HYD-XX-XX-TN-C-0004) and carry out all maintenance and activities outlined there within.

Foreman Homes intend to continue these actions for the life of the development for all elements outlined within this document, or until such time that the responsibility for or ownership of a respective element is transferred, in writing and agreed upon by a third-party. Foreman Homes shall update this document at agreement to exclude that element and provide an updated version clearly outlining the responsibilities required thereof the third-party.

Foreman Homes are required to maintain and update this document covering all elements outlined within and provide a copy to any third-party which may have a vested interest in any element outlined within. Foreman Homes shall highlight this responsibility to any third-party who may take on the respective maintenance responsibility and ascertain agreement to this effect, in writing from the third-party.

As named below, by signing this document I state that I am of adequate representation for Foreman Homes as per my position to commit Foreman Homes to the responsibilities outlined within this document and Declaration of Intent.

Name

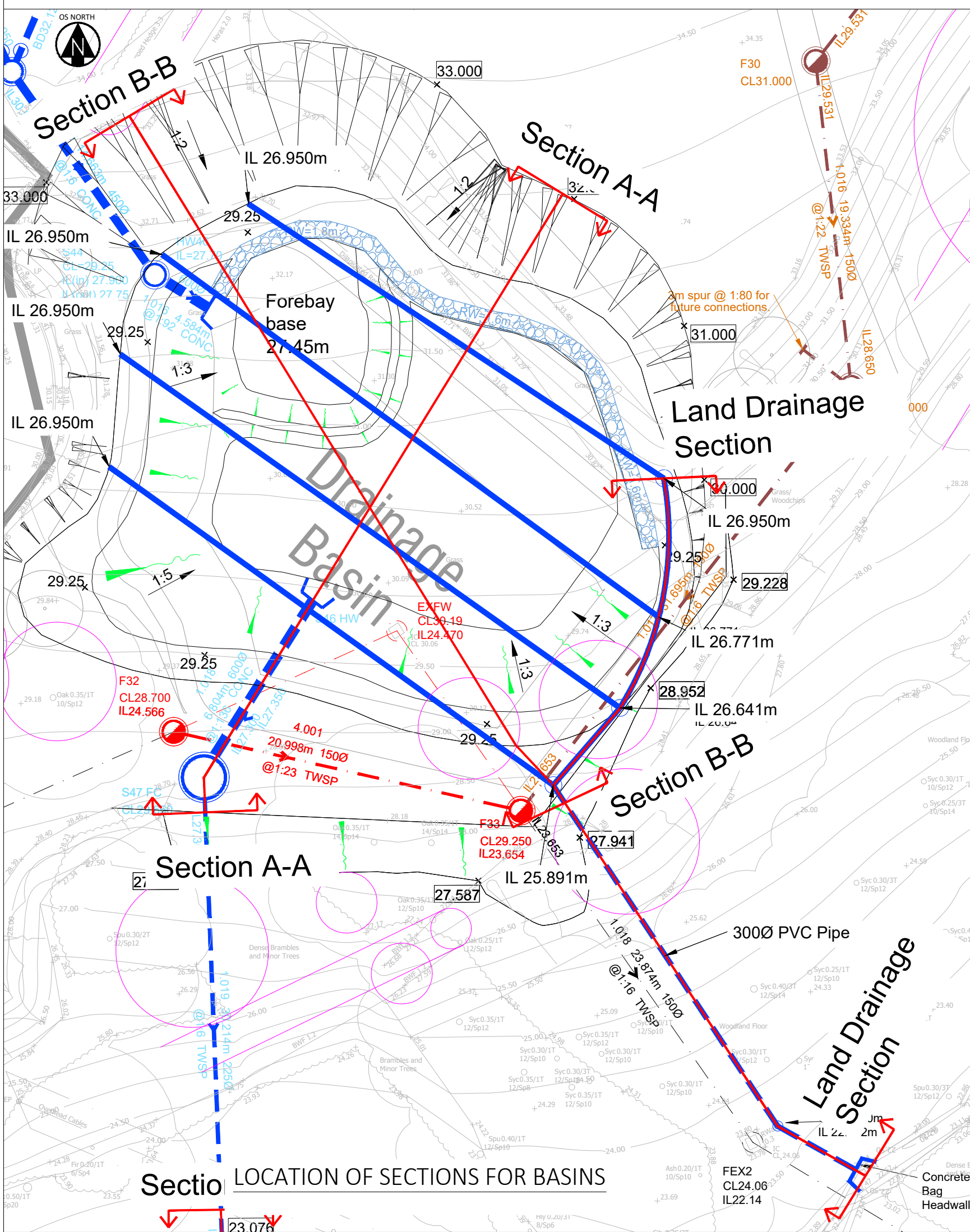
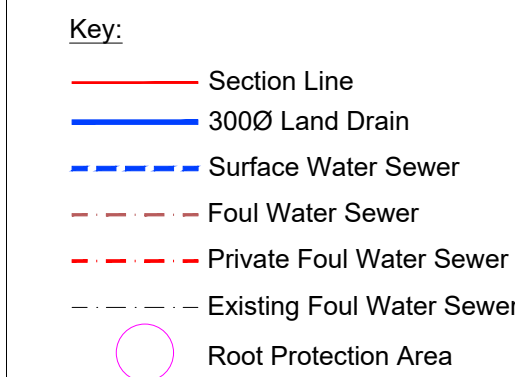
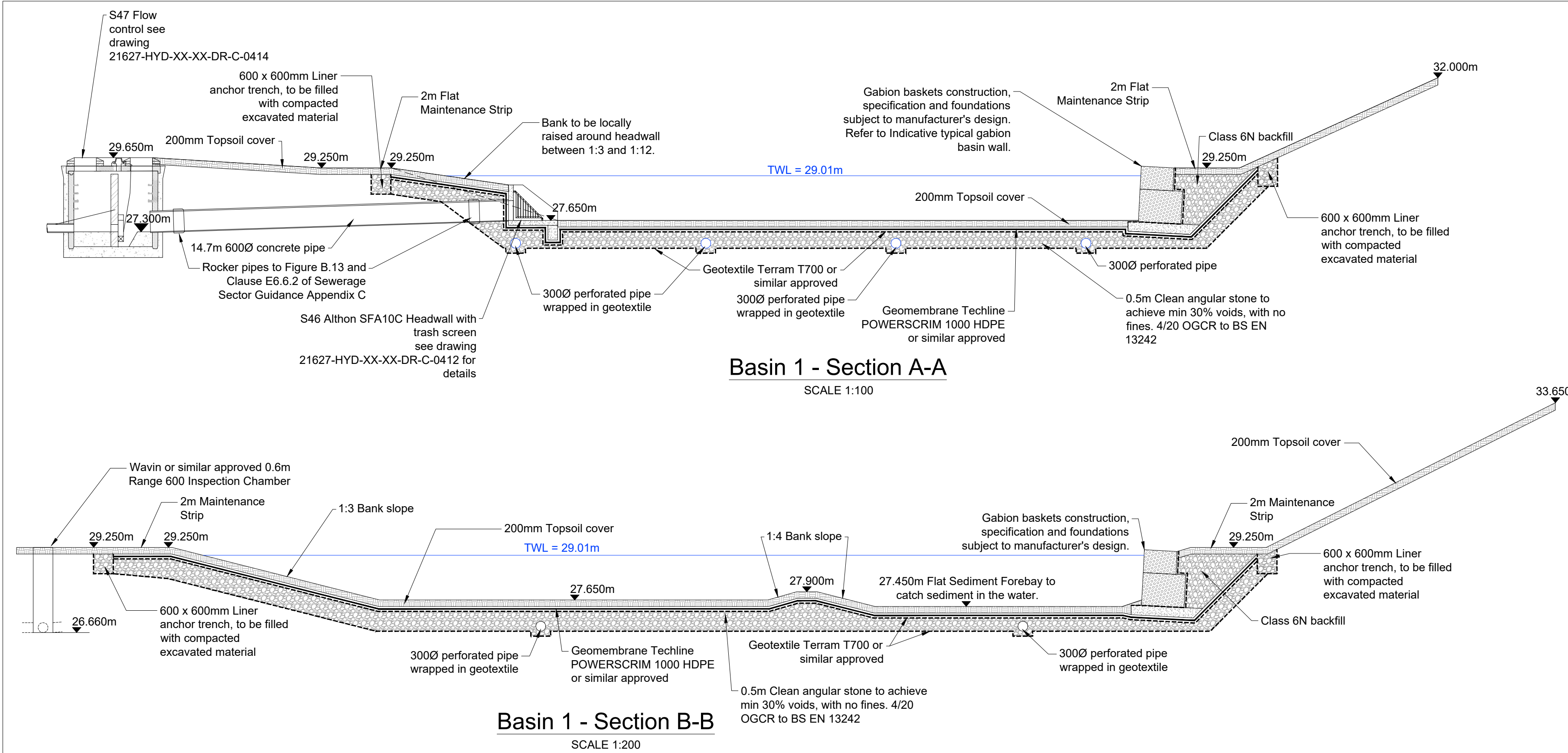
Signed

Position

Date

Appendix A Drainage

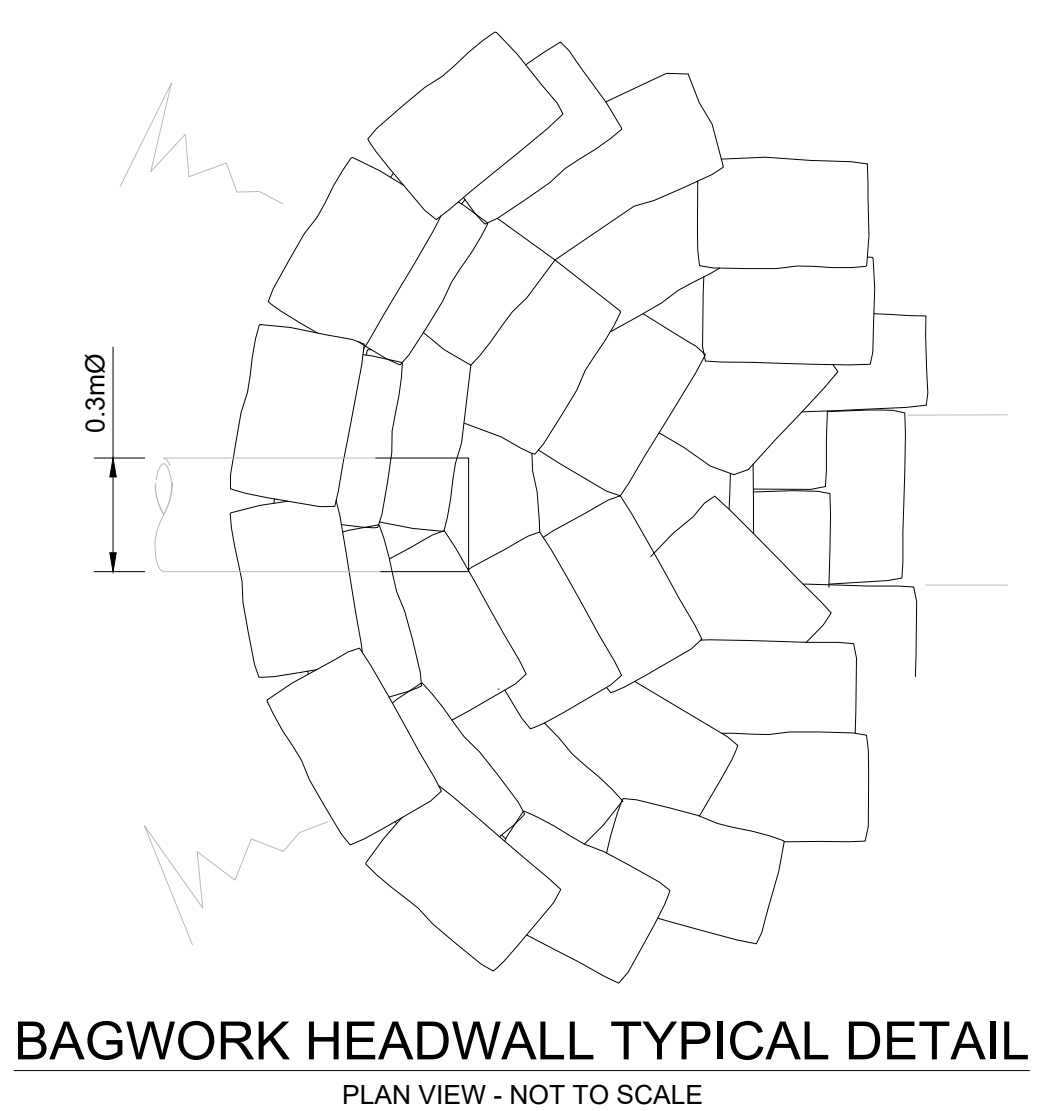
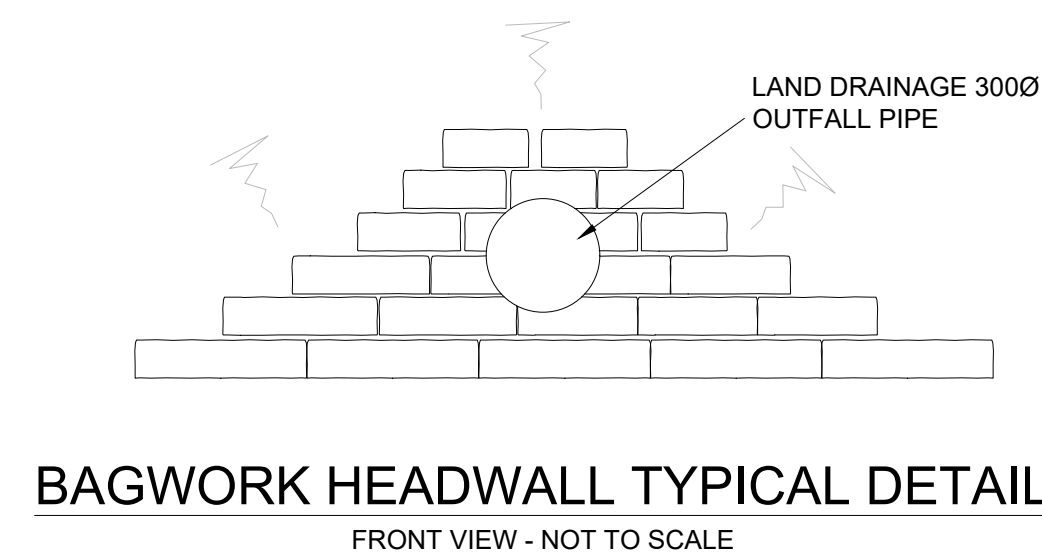
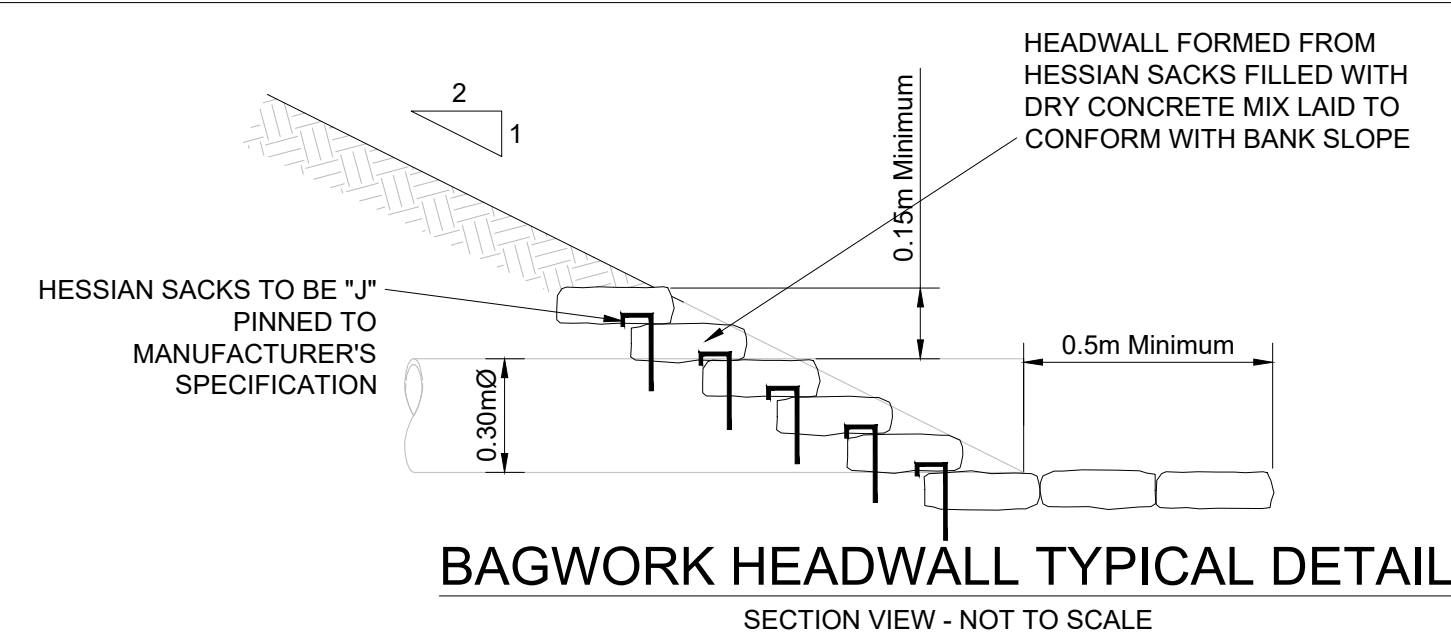
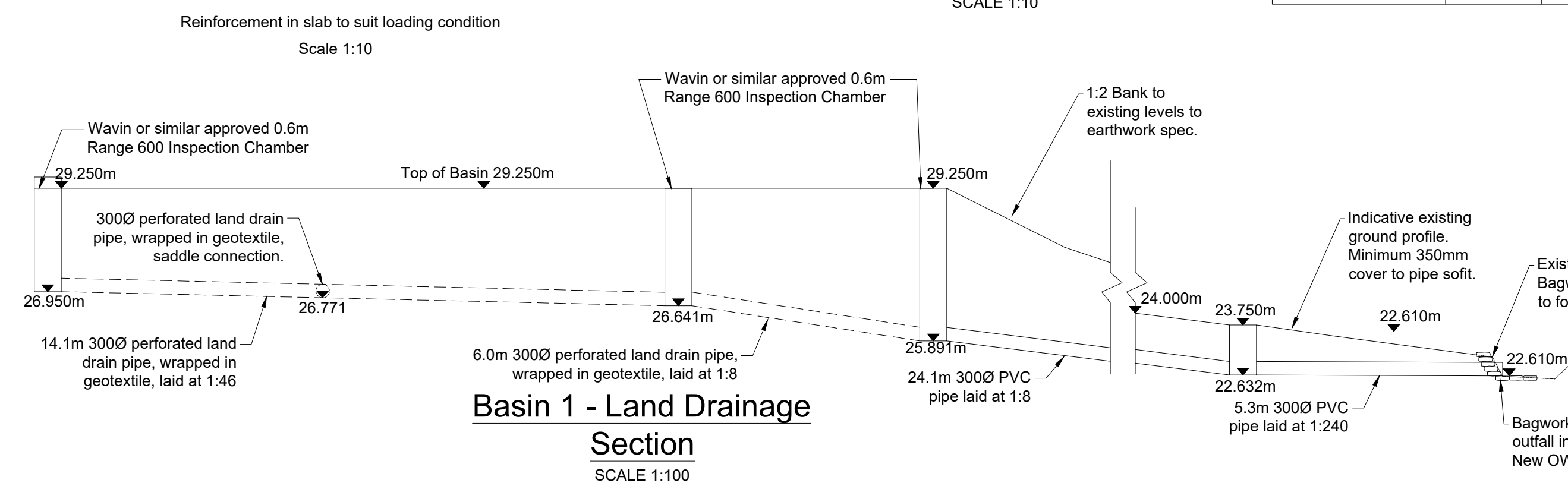
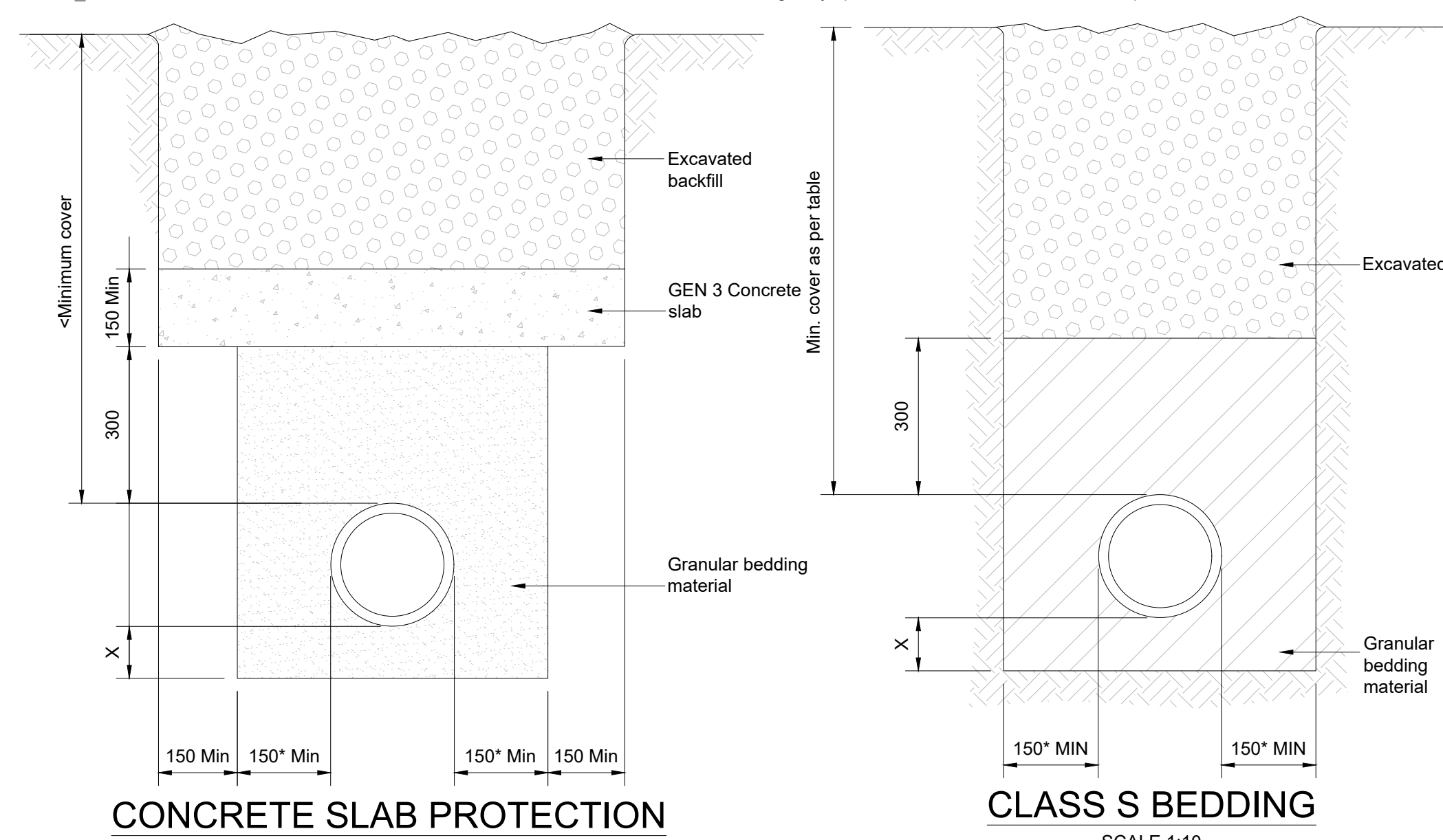
	Name/Title/Description	Ref	Originator
A.1	OWC 2 Outfall Details	21627-HYD-XX-XX-DR-C-0620	Hydrock



NOMINAL BORE OF PIPE (mm)	AGGREGATE SIZE (mm)	
	SINGLE SIZED	GRADED
100	10	-
150	10 OR 14	14 TO 5
225-300	10, 14 OR 20	14 TO 5 OR 20 TO 5
375-525	14 OR 20	14 TO 5 OR 20 TO 5
EXCEEDING 525	14, 20 OR 40	14 TO 5 OR 20 TO 5 40 TO 5

DIM X > 100mm FOR PIPES < 100mmØ
DIM X > 150mm FOR PIPES > 100mmØ
DIM X > 200mm FOR PIPES TRENCHES IN ROCK

- NOTES:
- * = 150 FOR PIPES DIAMETER UP TO 300mm, OVER 300mmØ
 - * = 200mm FOR PIPE DIAMETERS
- Based on narrow trench theory: designer to confirm for specific pipeline.
2. Backfill material to be selected excavated material where this material complies with CESWI. Additional material to make up any deficiency to be granular sub-base Type 1 unless stated otherwise.
3. In wet, soft, or silty soils, where lateral support is not obtained or where fines may migrate, the granular bedding material shall be surrounded by geotextile fabric with min 200 overlap.
4. Trench backfill to meet highway specification when laid in road or footpath.



PROTECTION	MIN. COVER	LOCATION
Class S Bedding - 150 granular bed and surround.	0.35m	Domestic gardens and pathways without any possibility of vehicular access.
	0.50m	Domestic driveways, parking areas, and yards with height restrictions to prevent entry by vehicles >7.5 tonnes.
	0.90m	Domestic driveways, parking areas, and narrow streets without footways with limited access for vehicles >7.5 tonnes, and agricultural land and public open space.
Concrete slab protection	1.20m	Other highways and parking areas with unrestricted access to vehicles >7.5 tonnes
	Less than	Minimum cover as specified above

- NOTES:
- All Works are to be constructed in accordance with Hampshire County Council and the Highways Agency's Specification for Highway Works (SHW) March 1998 as amended published by The Stationary Office
 - Use of this drawing does not absolve the client from his responsibilities under the Health and Safety: The Construction Design and Management Regulations 2015. The Principal Designer is required to contact Hydrock Consultants prior to permitting this drawing to be used in connection with any construction works.
 - CBR values to be confirmed.
 - Subject to ground water monitoring.

REVISIONS				
P01	30/09/24	First Issue.	JAC	JC JC
Rev	Date	Description	By	Ckd App
Hydrock OVER COURT BARNES OVER LANE ALMONDSBURY BRISTOL BS32 4DF T: +44 (0) 1454 619533 e: bristol@hydrock.com				
CLIENT FOREMAN HOMES				
PROJECT LAND OFF MISERY LANE PROVIDENCE HILL, BURSLEDON SOUTHAMPTON				
TITLE OWC 2 OUTFALL DETAILS				
HYDROCK PROJECT NO. C-21627-C		SCALE @ A1 AS SHOWN		
STATUS DESCRIPTION FOR APPROVAL				STATUS S4
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) 21627-HYD-XX-XX-DR-C-0620				REVISION P01