

Addendum to Drainage Technical Note v1.3



The Civil Engineering Practice
11 Tungsten Building
George Street
Fishergate
Sussex
BN41 1RA
01273 424424
reception@civil.co.uk
www.civil.co.uk

Project	Knowle Hill, Allbrook Way, Eastleigh
Project Number	23823

Date 09 October 2025

1 Introduction

- 1.1 This Addendum to the Drainage Technical Note has been undertaken on behalf of Bargate Homes to discharge Condition 12 of Reserved Matters Application No. RM/24/98388 issued on 13 February 2025.

2 Discharge of Reserved Matter 12

- 2.1 Condition 12 of Reserved Matters Application No. RM/24/98388 states:

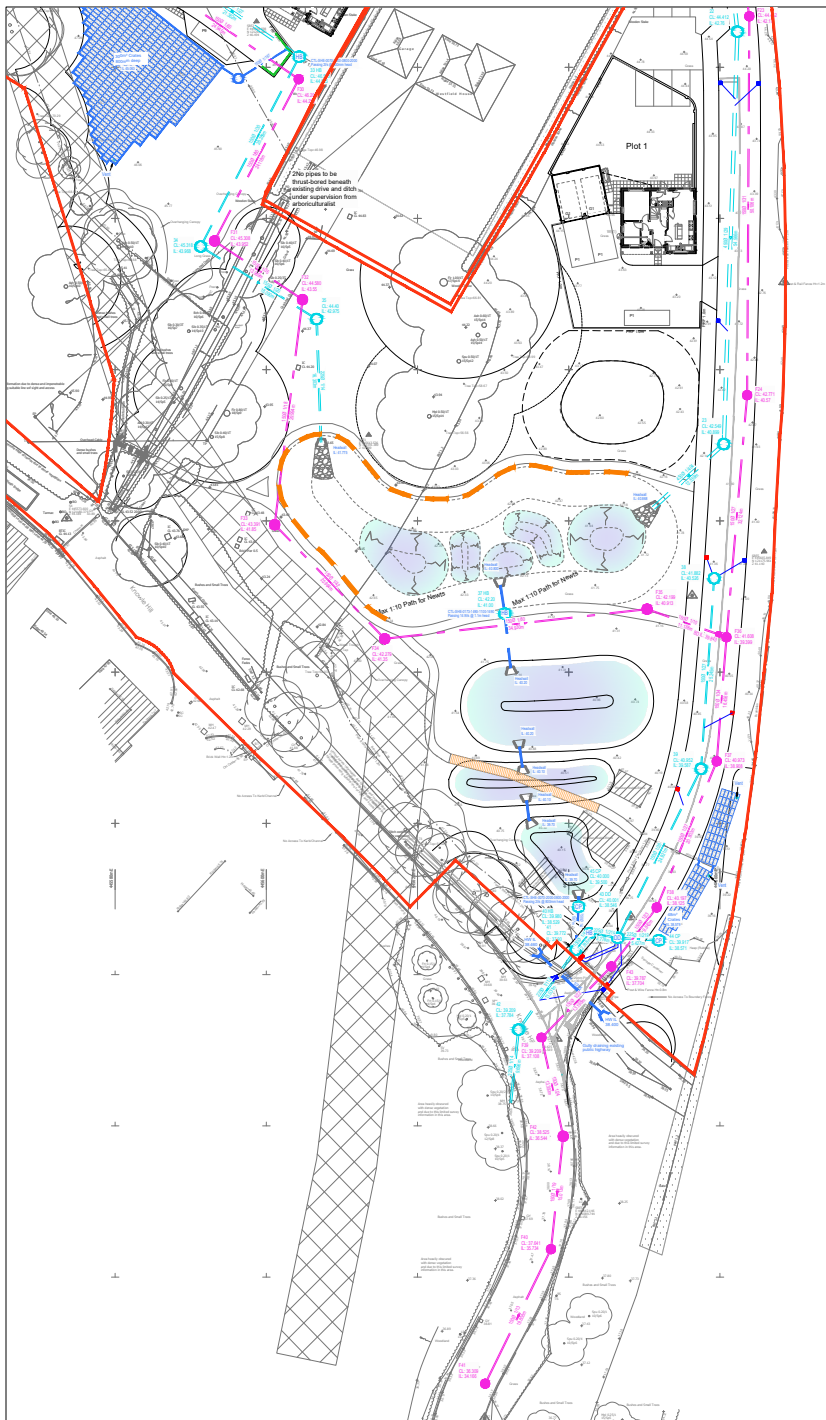
No development shall start on site until an addendum to the Drainage technical Note (The Civil Engineering Practice, October 2024, ref. 23823 1.1), and a final version of the submitted Proposed Drainage Layout Plan Whole Site and Sheet 3 of 3, have been submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the surface water discharged from the drainage pipe running along the road to the east of the pond system will have at least two forms of filtration before being discharged off site, unless sufficient justification is provided for an alternative solution. The drainage strategy shall thereafter be constructed in accordance with the approved details.

Reason: To secure the provision of satisfactory surface water drainage infrastructure to serve the development.

- 2.2 For the section of carriageway to the east of the pond system two forms of filtration will be provided by Smart Sponges (Smart Gully / Smart Paks by Naylor or other similar approved) within the road gullies and a Vortex Plus Downstream Defender prior to the surface water discharging to the public surface water sewer beneath Knowle Hill.
- 2.3 The Vortex Plus Downstream Defender has been accepted by the LLFA as providing sufficient SuDS pollution mitigation. The smart sponges are therefore not proposed as part of the SuDS pollution mitigation strategy and are instead proposed only to provide the second form of filtration required by the condition.
- 2.4 Drawings 23823_200_P and 23823_203_N have been updated to indicate which gullies shall contain the proposed smart sponges. Drawing 23823_203_N also indicates the Smart Gully Adapter construction detail. These drawings can be found at the rear of this Addendum.
- 2.5 An updated Drainage Management and Maintenance Schedule detailing the maintenance requirements of the smart sponges can be found at the rear of this addendum.



Certificate No:87852002



MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
1	13500	Type C	D400	55.291	53.941	1.200	445535.996	121488.460
2	12000	Type B	D400	55.750	53.868	1.857	445518.927	121480.514
3	12000	Type B	D400	56.131	53.600	2.306	445514.319	121469.100
4	13500	Type C	D400	54.527	52.890	1.337	445560.787	121464.955
5	12000	Type B	D400	55.880	52.708	2.852	445521.226	121444.737
6	13500	Type B	D400	54.936	52.441	2.120	445531.673	121399.054
7	13500	Type B	D400	54.497	52.385	1.737	445549.527	121399.054
8	13500	Type C	D400	53.782	52.207	1.200	445567.650	121402.956
9	13500	Type C	D400	53.306	51.731	1.200	445580.056	121409.933
10	13500	Type C	D400	52.722	51.147	1.200	445593.292	121407.435
11	13500	Type C	D400	51.321	49.746	1.200	445610.230	121381.912
12	13500	Type C	D400	54.746	53.321	1.200	445536.341	121383.250
13	13500	Type C	D400	53.812	52.384	1.203	445538.829	121355.150
14	12000	Type B	B125	53.400	51.661	1.514	445544.484	121347.852
15	13500	Type C	D400	52.497	51.072	1.200	445565.653	121351.175
16	13500	Type C	D400	50.658	49.158	1.200	445602.587	121359.123
17	13500	Type C	D400	50.282	48.706	1.201	445614.650	121362.450
18	13500	Type C	D400	49.424	47.774	1.200	445624.836	121348.834
19	13500	Type C	D400	47.717	46.067	1.200	445639.355	121311.048
20	13500	Type C	D400	46.030	44.381	1.199	445653.073	121284.758
21	13500	Type C	D400	45.146	43.433	1.263	445659.881	121266.342
22	13500	Type C	D400	44.412	42.760	1.202	445662.317	121244.702
23	13500	Type C	D400	42.549	40.899	1.200	445680.506	121190.166
25	13500	Type C	D400	49.927	48.502	1.200	445595.387	121326.234
26	12000	Type B	D400	50.737	48.193	2.244	445612.476	121301.359
27	13500	Type C	D400	49.373	48.023	1.050	445563.580	121291.337
28	13500	Type C	D400	47.603	46.103	1.200	445612.476	121301.359
29	12000	Type B	D400	48.223	46.012	1.911	445594.265	121288.792
30	13500	Type B	D400	48.570	45.825	2.370	445599.369	121277.709
31	13500	Type B	D400	48.139	45.798	1.966	445572.649	121269.750
32	13500	Type B	D400	47.713	45.731	1.807	445586.643	121253.339
33 HB	13500	Hydrobrake	B125	46.500	44.925	1.425	445604.352	121241.393
34	13500	Type C	B125	45.318	43.968	1.200	445591.306	121216.292
35	13500	Type C	B125	44.400	42.975	1.200	445606.643	121206.699
37 HB	13500	Type C	B125	42.200	41.000	0.975	445631.535	121167.741
38	13500	Type C	D400	41.882	40.526	1.206	445659.228	121172.408
39	13500	Type C	D400	40.952	39.587	1.215	445657.499	121147.222
41	13500	Type C	C250	39.772	37.900	1.647	445640.956	121123.318
42	13500	Type C	D400	39.209	37.784	1.234	445633.357	121112.732
40 HB	13500	Hydrobrake	C250	39.980	38.529	1.301	445642.757	121125.485
43 DD	13500	Type C	D400	39.988	38.546	1.217	445646.484	121124.868
44 CP	13500	CATCHPIT	B125	39.917	38.571	1.121	445651.901	121124.554
45 CP	13500	CATCHPIT	B125	40.000	39.500	0.350	445641.300	121128.979

MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
F1	12000	Type B	D400	55.395	53.609	1.636	445532.984	121484.399
F2	12000	Type B	D400	55.792	53.435	2.207	445519.955	121479.176
F3	12000	Type B	D400	56.137	53.318	2.669	445516.550	121470.433
F4	12000	Type B	D400	54.603	52.728	1.725	445552.064	121457.962
F5	12000	Type A	D400	55.749	52.238	3.361	445524.125	121443.641
F6	12000	Type A	D400	54.916	51.699	3.067	445533.077	121401.440
F7	12000	Type B	D400	54.510	51.497	2.863	445548.252	121401.360
F8	12000	Type B	D400	53.718	51.364	2.204	445568.486	121366.037
F9	12000	Type B	D400	53.239	50.960	2.129	445579.149	121312.805
F10	12000	Type B	D400	52.659	50.490	2.019	445594.793	121249.761
F11	12000	Type B	D400	51.289	49.040	2.099	445612.523	121382.825
F13	13500	Type C	D400	54.000	52.648	1.202	445552.458	121362.803
F14	12000	Type B	D400	52.512	50.499	1.863	445561.079	121348.096
F15	12000	Type B	D400	50.512	48.712	1.650	445605.402	121357.317
F16	12000	Type B	D400	50.177	48.177	1.850	445618.081	121361.933
F17	12000	Type B	D400	49.461	47.210	2.101	445626.526	121351.119
F18	12000	Type B	D400	48.208	45.627	2.431	445597.601	121294.335
F19	12000	Type B	D400	47.711	45.328	2.233	445610.352	121303.360
F20	12000	Type B	D400	47.816	44.925	2.741	445640.434	121314.929
F21	12000	Type B	D400	45.887	43.640	2.097	445655.717	121283.777
F22	12000	Type B	D400	45.188	42.800	2.238	445660.703	121268.926
F23	12000	Type B	D400	44.452	42.170	2.132	445663.883	121246.738
F24	12000	Type B	D400	42.771	40.570	2.051	445663.597	121196.632
F25	12000	Type B	D400	50.272	48.293	1.829	445686.832	121325.616
F26	12000	Type A	D400	50.937	47.520	3.267	445555.072	121315.294
F27	12000	Type B	D400	49.173	46.850	2.173	445662.487	121286.792
F28	12000	Type B	D400	48.163	45.170	2.843	445670.144	121269.245
F29	12000	Type B	D400	47.690	44.670	2.870	445683.719	121252.545
F30	12000	Type B	B125	46.299	44.254	1.895	445604.279	121238.420
F31	13500	Type C	B125	45.308	43.952	1.206	445593.139	121217.029
F32	13500	Type C	B125	44.580	43.550	0.880	445604.782	121209.274
F33	13500	Type C	B125	43.391	41.850	1.391	445601.101	121179.507
F34	13500	Type C	B125	42.279	41.350	0.779	445615.652	121164.416
F35	13500	Type C	C250	42.199	40.913	1.136	445650.361	121168.336
F36	12000	Type B	D400	41.608	39.399	2.059	445660.863	121164.625
F37	12000	Type B	D400	40.973	38.908	1.915	445559.576	121148.219
F38	12000	Type B	D400	40.197	38.125	1.922	445651.634	121128.893
F39	12000	Type B	D400	39.209	37.108	1.951	445636.396	121111.656
F40	12000	Type B	D400	37.641	35.734	1.757	445637.648	121083.694
F41	12000	Type B	D400	36.309	34.166	1.993	445628.946	121065.899
F42	13500	Type C	D400	38.525	36.544	1.831	445639.271	121098.619
F43	12000	Type B	D400	39.787	37.704	1.933	445645.635	121121.080

GENERAL NOTES:

- All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
- This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
- The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
- Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

DRAINAGE NOTES:

- All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and kitemark certified.
- All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.5m elsewhere the pipe shall be laid with a class Z bedding.
- All private building drainage shall be constructed in strict in accordance with the current version of BS EN 152:2017. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.
- Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
- Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
- In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
- All sumps shall have rodding access plates fitted at their bases (ground floor level).
- Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
- Any discrepancy between the drawing and site should be reported immediately to the Engineer.
- All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance



0 5 10 15 20m

P	09.10.25	MJP	Updated for discharge of conditions	SRM
O	07.10.25	MJP	Access levels updated	SRM
N	19.09.25	MJP	Issued for Approval	SRM
M	19.09.25	MJP	Issued for Tender	SRM
L	01.09.25	MJP	SW Manholes repositioned	SRM
K	17.06.25	NT	Smart sponges added	SRM
J	20.05.25	NT	Final surface water pipe updated	SRM
I	12.02.25	MJP	Culvert to access road added	SRM
H	08.01.25	MJP	Catchpits noted on schedule & Location of tanks	SRM
G	12.12.24	MJP	PROW removed from base plan	SRM
F	08.12.24	MJP	Gabion basket retaining wall added to key	SRM
E	05.12.24	MJP	Minor updates to levels layout	SRM
D	04.12.24	MJP	Minor updates to levels layout	SRM
C	25.11.24	MJP	Levels to road adj plot 47 updated	SRM
F	15 and 1 - 5	CP	Cover Levels Updated. 42 CP added. Fin Drains	SRM
B	18.10.24	MJP	Minor updates to levels layout	SRM
A	17.10.24	MJP	Minor updates to drainage layout	SRM

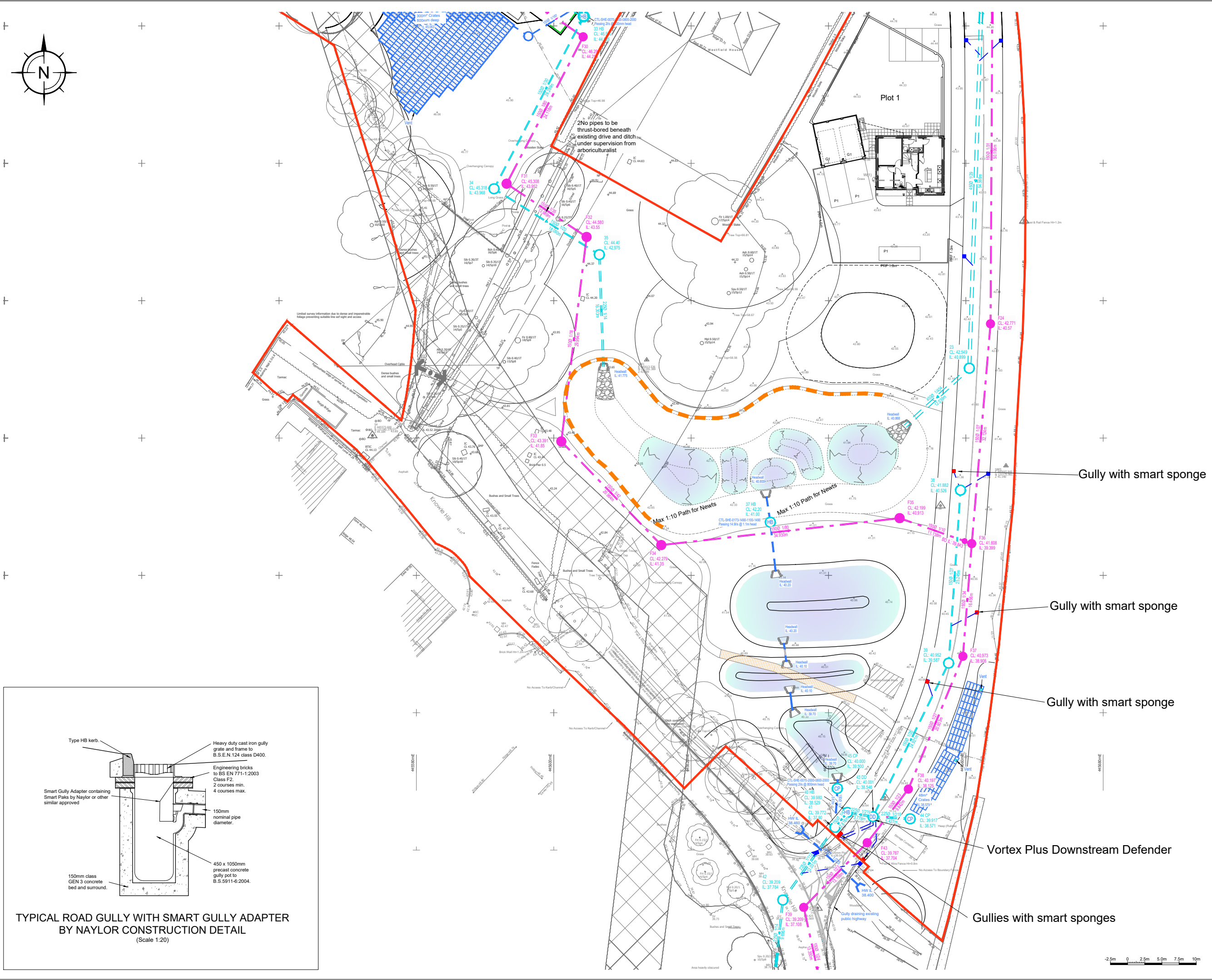
REV	DATE	INT	DESCRIPTION	CHK
-----	------	-----	-------------	-----

Issue Status FOR APPROVAL



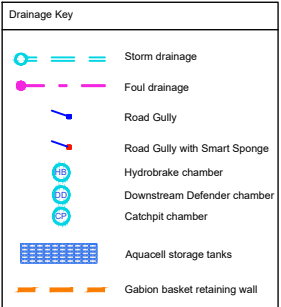
The Civil Engineering Practice
11 Tungsten Building
George Street
Fishersgate
Sussex
BN41 1RA
01273 424424
reception@civil.co.uk
www.civil.co.uk

CLIENT		Bargate Homes	
PROJECT		Knowle Hill Allbrook Eastleigh	
TITLE		Proposed Drainage Layout Plan Whole Site	
DRAWN	DATE	PROJECT NO.	23823
M Pacifico	Oct 2024		
ENGINEER	CHECKED	DWG. No.	
S Magowan		REV	
SCALE			200 P
1:500 @ A1			



- GENERAL NOTES:**
1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
 2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
 3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
 4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

- DRAINAGE NOTES:**
1. All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and kitemark certified.
 2. All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.
 3. All private building drainage shall be constructed in strict accordance with the current version of BS EN 752:2017. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.
 4. Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
 5. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
 6. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 6m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
 7. All svps shall have rodding access plates fitted at their bases (ground floor level).
 8. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
 9. Any discrepancy between the drawing and site should be reported immediately to the Engineer.
 10. All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance



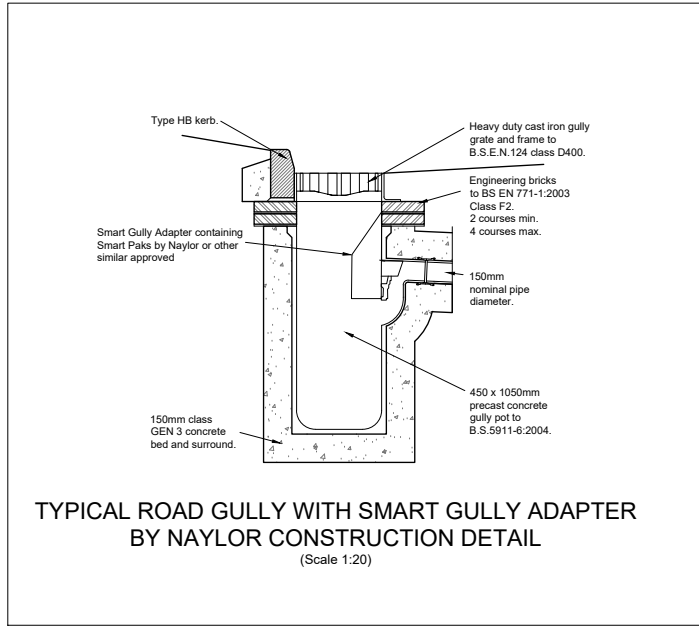
Gully with smart sponge

Gully with smart sponge

Gully with smart sponge

Vortex Plus Downstream Defender

Gullies with smart sponges



N	09.10.25	[MJP]	Updated for discharge of conditions	SRM
M	08.10.25	[MJP]	Access levels updated	SRM
L	19.09.25	[MJP]	Issued for approval	SRM
K	19.09.25	[MJP]	Issued for tender	SRM
J	01.09.25	[MJP]	SW manholes repositioned	SRM
I	24.07.25	[NT]	Labelling updated, detail added	SRM
H	17.06.25	[NT]	Smart sponges added	SRM
G	08.01.25	[MJP]	Catchpits noted on schedule. Location of tanks	SRM
F	12.12.24	[MJP]	PROW removed from base plan	SRM
E	09.12.24	[MJP]	Gabion basket retaining wall added to key	SRM
D	05.12.24	[MJP]	Minor updates to levels layout	SRM
C	25.11.24	[MJP]	Levels to road adj plot 47 updated.	SRM
B	18.10.24	[MJP]	Minor updates to levels layout.	SRM
A	17.10.24	[MJP]	Minor updates to drainage layout	SRM

Issue Status **FOR APPROVAL**

The Civil Engineering Practice
11 Tungsten Building
George Street
Fishergate
Sussex
BN41 1RA
01273 424424
reception@civil.co.uk
www.civil.co.uk

CLIENT: Bargate Homes

PROJECT: Knowle Hill
Allbrook
Eastleigh

TITLE: Proposed Drainage Layout Plan
Sheet 3 of 3

DRAWN: M Pacifico	DATE: Oct 2024	PROJECT NO: 23823
ENGINEER: S Magowan	CHECKED:	REV: 203 N
SCALE: 1:250 @ A1		

Drainage Management and Maintenance Schedule v1.2



Project	Land West of Allbrook Way, Knowle Hill, Eastleigh
Project Number	23823

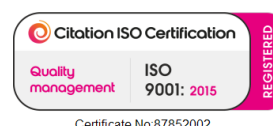
By Stuart Magowan

Date 24 July 2025

1 Schedule of Maintenance

- 1.1 Once appointed the Contractor will prepare a site specific method statement for the control of silt and other pollutants during construction. CIRIA Report C532, Control of water pollution from construction sites, provides further guidance on this.
- 1.2 The Contractor will maintain the proposed drainage system during construction and until the handing over of the site.
- 1.3 Upon completion the Principal Contractor will collate the data sheets, operation and maintenance details of all materials used in the construction of the site drainage system.
- 1.4 These details will issued to the Management Company for their records.
- 1.5 Upon completion management of shared drainage facilities (where not adopted by a Statutory Undertaker) will be passed on to a Management Company appointed by the Developer on behalf of the Residents.
- 1.6 In the event that the Management Company becomes unable to discharge its duties within two years of first appointment the Developer will endeavour to appoint an alternative on behalf of the Residents.
- 1.7 Maintenance of individual property drainage connections is the responsibility of the individual property owners.
- 1.8 The following maintenance schedule details the typical tasks to be undertaken at different intervals.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Manage vegetation and remove nuisance plants – aesthetics	As required
	Litter and debris removal – catchpits, headwalls and wetland areas	Monthly or as required



Maintenance Schedule	Required Action	Frequency
	Mow all margins to the wetland flow channels with vegetation height to be maintained at between 100mm and 150mm	Monthly or as required
	Cleaning of gutters and any filters on downpipes	3 Monthly
	Remove sediment and debris from trapped gullies, silt trap chambers, channel drains and inlet chambers	6 monthly
	Inspection of wetlands	6 monthly
	Inspection and removal of silt and hydrocarbons from Downstream Defender	6 monthly
	Check and weigh smart sponges within road gullies	6 monthly
	Removal of silt from wetland ponds	Annually
	Visual inspection of permeable paving for defects and settlement	Annually
	Cutting / removal of reeds to maintain healthy growth within the wetlands. Once established 1/3 of reeds to be removed annually.	Annually
	Sweeping / brushing of permeable paving	Every 2 years
	Surface and foul water pipework – jetting / rodding	Every 2 years or as required
Corrective Maintenance	Remove debris / blockages to trapped gullies, silt traps, channel drains and headwalls	As required
	Repairs to access chambers / manhole covers	As required
	Replace any broken permeable blocks / surface, remedial works to any depressions or rutting	As required
	Inspect inlet, outlet from downpipes, channel drains, gullies and headwalls for blockages, standing water and clear	As required
	Reconstruct storage structures if performance deteriorates or failure occurs	As required
	Where there is a build-up of silt in wetland or at inlets to the wetland areas of 50mm or more above the design level remove silt and spread on site. Undertake when ground is damp in autumn or early spring and transplant turf / overseed to original design levels	As required
	Replace smart sponge	When weight is greater than twice the dry weight
Monitoring	Inspect silt traps and note the rate sediment has accumulated	Monthly in the first year and then annually
	Water quality to be monitored remotely at the last on-site manhole (SW manhole 41)	For first 5 years after completion
	Inspect storage structures to ensure they are fully emptying	Annually

Indicative Schedule of Maintenance for the Proposed Drainage System

Component	Inspection Frequency					
	1 Month	3 Months	6 Months	1 Year	After leaf fall in Autumn	2 Years
Headwalls, Gullies, Channels and Gutters		✓			✓	
Smart sponges			✓			
Catchpits	✓				✓	
Surface and Foul Water Pipework						✓
Permeable Paving				✓		
Wetlands			✓			
Flow Controls			✓			
Storage Facilities				✓		
Downstream Defender			✓			
Outfall Manhole	✓					

Inspection Frequency Summary

2 Regular Maintenance Procedures

2.1 It is recommended the Management Company employ a suitably qualified company to undertake the maintenance works on site for all shared drainage. The following procedures provide a guide to the two most common maintenance items, jetting and silt removal, to be undertaken on site.

2.2 Jetting

2.2.1 Equipment Required:

- High-pressure water jetting equipment
- Personal protective equipment (PPE) for operators

2.2.2 Typical Procedure:

- Perform a pre-jetting inspection to assess the level of sedimentation
- Insert the jetting hose into the pipe, starting from the upstream end
- Gradually move the jetting hose downstream, ensuring the entire pipe length is cleaned
- Monitor the process to avoid any damage to the pipe structure.
- Collect dislodged silt and debris at the downstream end using a vacuum or manual removal

2.3 Silt Removal and Disposal

2.3.1 Equipment Required:

- Vacuum truck or manual removal tools

- Containers for temporary storage of silt and debris

2.3.2 Typical Procedure:

From Gullies, catchpits, pipework headwalls

- Collect the dislodged silt and debris from gullies, catchpits, downstream end of the surface water pipe or headwalls.
- Transfer the collected material to the containers
- Dispose of the collected silt and debris following local regulations and environmental guidelines

From Wetland ponds

- Consult Ecologist to ensure works undertaken at appropriate times to minimise any disruption to wildlife
- Remove silt and debris from base of ponds and spread material on the adjacent bank of the wetland area and leave in place for 24-48 hours .
- Transfer material to containers
- Dispose of the collected silt and debris following local regulations and environmental guidelines

3 Design Life

- 3.1 The design life of the development is likely to exceed the design life of the components within the SuDS network. During the routine drainage inspections it may be determined that some components have reached the end of their functional life cycle.
- 3.2 Where possible repairs should be the first option considered however if repairs are unviable it will be necessary for the property owner / Management Company to replace the faulty component.

4 Emergency Plan

4.1 Potential flood and maintenance indicators:

- Manholes or inspections chambers overflowing
- Gullies overflowing or ponding
- Channel drains overflowing or ponding
- Other visual indicators of the drainage system not performing as it should

4.2 Should any of the items above occur then immediate action as outlined below should be undertaken:

- Inspect for blockages in the problem area

- Should the problem not be identified via an initial inspection:
 - For unadopted onsite drainage the Management Company should appoint a suitable drainage engineer to inspect and survey the system and jet any blockages
 - For adopted onsite drainage the relevant statutory undertaker should be alerted
 - Where it is suspected that there is a problem with the downstream drainage network the Owner or relevant statutory undertaker of that system should be alerted