

Introduction

This Drainage Strategy & Management Plan Technical Note relates to the proposed Phase 2 residential development at Woodcroft Lane, Lovedean. The development consists of 128no residential units including associated access road, parking courtyards, driveways as well as gardens and public open space areas.

Further to the Planning Approval Notice APP/13/00804 for the proposed residential development at Woodcroft Lane, Lovedean we have detailed below the relevant information and supporting statements in support of the planning conditions 16 & 17 with regards to the Phase 2 drainage strategy & detailed design works.

The phase 2 development sits within a wider development site and therefore should be read in context with those area and previous planning approvals and condition discharges.

Planning Approved Drainage Strategy (Whole Site)

The original planning approved drainage strategy was detailed within the Flood Risk Assessment undertaken by PBA (21834/022 July 2013) and outlined the proposed management of the Surface Water and Foul Water for the development. The Original Strategy sought to provide a single discharge point and attenuation basin to the southern corner of the site. The strategy use multiple attenuation systems and flow restrictions within the network to offer a cascade system and progressively manage the movement and volume of water transferred to the final attenuation system and discharge point.

Additional modification and reworking of the drainage strategy was undertaken by Odyssey Consulting as part of the Phase 1 Detailed design works and updated planning submission and condition approvals date 16th April 2020. The updated drainage strategy retained the southern attenuation Basin but in addition sought to provide an additional "off site" attenuation Basin located to the west of the development within the adjacent field under agreement with the landowner. This strategy sought to remove the multiple on site attenuation parcels and cascade system with a dedicated storage system for improved maintenance and flood failure reduction.

The restriction in flow rates would be achieved using a flow control device with additional attenuation being provided using permeable paving. The system will seek to meet a 1 in 100-year design storm with 30% Climate Change allowance.

It is not intended as part of this Technical Note to review, hydraulically model or comment on the previous submitted and approved drainage measures which provide a strategic discharge and attenuation management system for the Phase 2 development works.

Detailed Design Drainage Strategy (Phase 2)

Based upon the planning approved drainage strategy the detailed design works, and hydraulic modelling has been undertaken to demonstrate compliance.

Proposed Drainage Network

The proposed main drainage system consists of 1no main drainage network which is shown on drawing 192931-051 additional supporting drawings are also included for reference in **Appendix A**.

Surface water is conveyed from the catchment impermeable areas through the main drainage surface water network to the approved discharge connection into the offsite drainage network (Strategic System by others) on the western boundary adjacent to plot 108 on the offsite access road.

It is proposed to offer the main access roads for adoption under a S38 agreement with Hampshire County Council (HCC) Highways and therefore the road will be provided with Highways Adoptable Road Gullies in accordance with HCC standards to manage surface runoff. All private areas will be provided with appropriate channel or point gully locations to collect and manage surface water flows and prevent any runoff between these areas.

In addition, there are 3no units (plots 100 – 103) which front onto the adjacent Phase 1 development (by others). it is proposed that these will free discharge into the adjacent main drainage network and attenuation basin located in the south western corner of the site.

In line with the strategic drainage network and planning approved strategy the phase 2 development area provides no additional flow control or attenuation measures. These are fully encompassed within the offsite works by others. Therefore, the Phase 2 development is considered to be purely a collection and conveyance system and has been designed and modelled accordingly.

The proposed surface water drainage network has been hydraulically modelled using industry approved software and in line with the planning approved strategy has adopted a peak storm event of a 1 in 100year + 30% Climate Change allowance. The hydraulic modelling demonstrates that the proposed networks can accommodate the peak design

storm without flooding events occurring. The associated Hydraulic Calculations are shown in **Appendix B**.

SuDS Techniques

The phase 2 development forms part of the wider site development and planning approved drainage strategy. This includes the offsite provision of an SDS Aquaswirl unit (SW1.4) for water separation and removal of silt and contaminants. Additional stages of treatment are provided by the off site basin attenuation and the downstream flow control device (SW1.5). Further downstream protection is proposed in the form of a pollution control valve located downstream of the flow control manhole prior to discharge into the ditch watercourse.

It is not proposed to include any supplementary SuDS treatment stages/methods within the Phase 2 development area. Reference should be made to the previous planning approvals accordingly.

Surface Water Drainage Management

The proposed drainage strategy is seen to be in line with the approved planning drainage strategy and seeks to apply the use of SuDS techniques and water management to provide water quality improvements and betterment to the downstream networks as part of the wider site context. The Phase 2 drainage network demonstrates compliance with the required hydraulic modelling storm and flow rate requirements. The proposed Surface Water Drainage Management System provides measures to manage and minimise flood risk, and risks to the downstream sustainable drainage system and the environment. This Management System should be implemented to ensure that the drainage network functions as designed, and flood risk is not increased to the site and the surrounding environs. The Site Management Team should oversee and implement the Management System and designate a qualified person who will be responsible for the proper operation and maintenance of the foul and surface water structures.

Following completion of construction, the overall drainage design and system will be maintained by the adoption authorities (S104 Drainage & S38 Highways) in line with their standard practices and guideline. All remaining areas will be maintained by the developers appointed management company for private areas including drainage, landscaped areas and road surfaces. Areas within private ownership will be maintained by the respective owners.

This Management and Maintenance plan is designed to complement the wider infrastructure strategy and adopted networks/assets, which provides attenuation and further water quality benefits for the overall development, as set out in the planning approved drainage strategy by Mayer Brown & Odyssey, The SuDS Manual (CIRIA publication C753; 2015).

Stormwater Runoff Quality

The stormwater management system protects and enhances the stormwater runoff water quality through the removal of sediment and pollutants entering and discharging from the proposed drainage system. Preventive maintenance of the system will include a comprehensive source reduction program of regular sweeping and litter removal, prohibitions on the use of pesticides, and maintenance of bin areas.

Maintenance Program

The developers appointed Management Company will therefore undertake the Maintenance and cleaning of hardstanding areas, gullies and stormwater manholes and will assure adequate performance. This maintenance program is outlined below;

The Site Management Team/Maintenance Company will conduct the operation and maintenance plan set forth in this document. The Site Management Team/Maintenance Company will ensure that inspections and record keeping are timely and accurate. Inspection & Maintenance Log Forms should include the date and physical conditions of the structures, depth of sediment in structures, evidence of overtopping or debris blockage and maintenance required of each structure. Records of maintenance will be kept on file at the site (or approved alternative location) and copies of Inspection & Maintenance Log sheets indicating all work and inspections will be available to the Council upon request.

Concurrent with inspection and cleaning, all litter shall be picked up and removed from the parking areas, external bin store, wetland areas, and soft landscaping.

Regular maintenance should include:

1. Inspect channel and gully inlet grates and remove any debris every 6 months or as determined to be reasonable based on experience with the installed systems to ensure that the gullies are working in their intended fashion and that they are free of debris; quarterly, inspect gully sumps and bottom of drain manholes; if depth of sediment in sumps exceeds 50% capacity, sediment must be removed. Excessive sediment shall be removed and properly disposed by a licensed drainage cleaning company.

2. Inspect all landscaped and vegetated areas and remove litter and debris as necessary. Replant bare areas or areas with sparse growth.
3. Inspect all hard surface areas, access roads, footpaths, courtyards, parking areas and remove litter and debris as necessary.
4. Inspection of external bin stores for spillage and scattered litter must be performed on a regular basis to prevent the spread of pollutants into the stormwater management system.

Winter Maintenance Program

The Site Management Team/Maintenance Company will ensure that drainage structures are not blocked by ice, snow, debris or rubbish during winter months.

Fertiliser Use

Only slow-release organic low-phosphorous fertilisers will be used in any landscaped areas in order to limit the amount of nutrients that could enter the stormwater system.

General SuDS Operation and Maintenance Requirements

Maintenance Task	Description	Frequency
Regular Maintenance		
Litter management	Pick up all litter in hard and soft landscape areas and remove from site	Monthly
Grass maintenance	Mow all grass verges, paths and amenity at 35-50mm with 75mm max. Leaving grass in situ	As required
	Mow all dry swales, dry suds basins and margins to low flow channels and other suds features at 100mm with 150mm max.	As required (Monthly during growing season)
	Wildflower areas strimmed to 50mm on 3 year rotation / 30% each year	Annually
Inlets, outlets, and manholes	Inspect monthly, remove silt and debris from sumps and manholes.	Annually as required
Hard surfaces	Sweep all paving regularly.	Annually
Occasional tasks		
Manholes / Inspection chambers	Annual inspection, remove silt and check free flow	Annually
Grass maintenance	Mow all dry swales, dry suds basins and margins to low flow channels and other suds features at 100mm with 150mm max.	As required
Silt management	Inspect swales, manholes, sumps and flow control devices annually for silt accumulation	Annually
Remedial work		
	Inspect drainage system regularly to check for damage or failure. Undertake remedial work as required.	As required

Foul Water Drainage Strategy (Whole Site)

The strategic foul water strategy for the site will seek to make use of an offsite Foul Water Pumping Station (FWPS) located to the west of the development. This will then discharge to the existing adopted drainage networks located to the south of the development. The design, specification and adoption of this is being undertaken by others and therefore reference should be made to the previous planning submissions and approvals accordingly.

Foul Water Drainage Strategy (Phase 2)

The Phase 2 foul water network will discharge into the already installed strategic foul water sewer at manhole EX F67 (Refer to **Appendix A**). Similar to the surface water network for Phase 2 the foul water drainage for 3no units (Plots 100-103) will discharge into the adjacent Phase 1 network. The foul water network has been hydraulically modelled using industry approved software and designed in accordance with Adoptable Standards (Refer to **Appendix B**). It is proposed to offer the Foul Water network for adoption under a S104 agreement to the Local Water Authority for future management and maintenance.

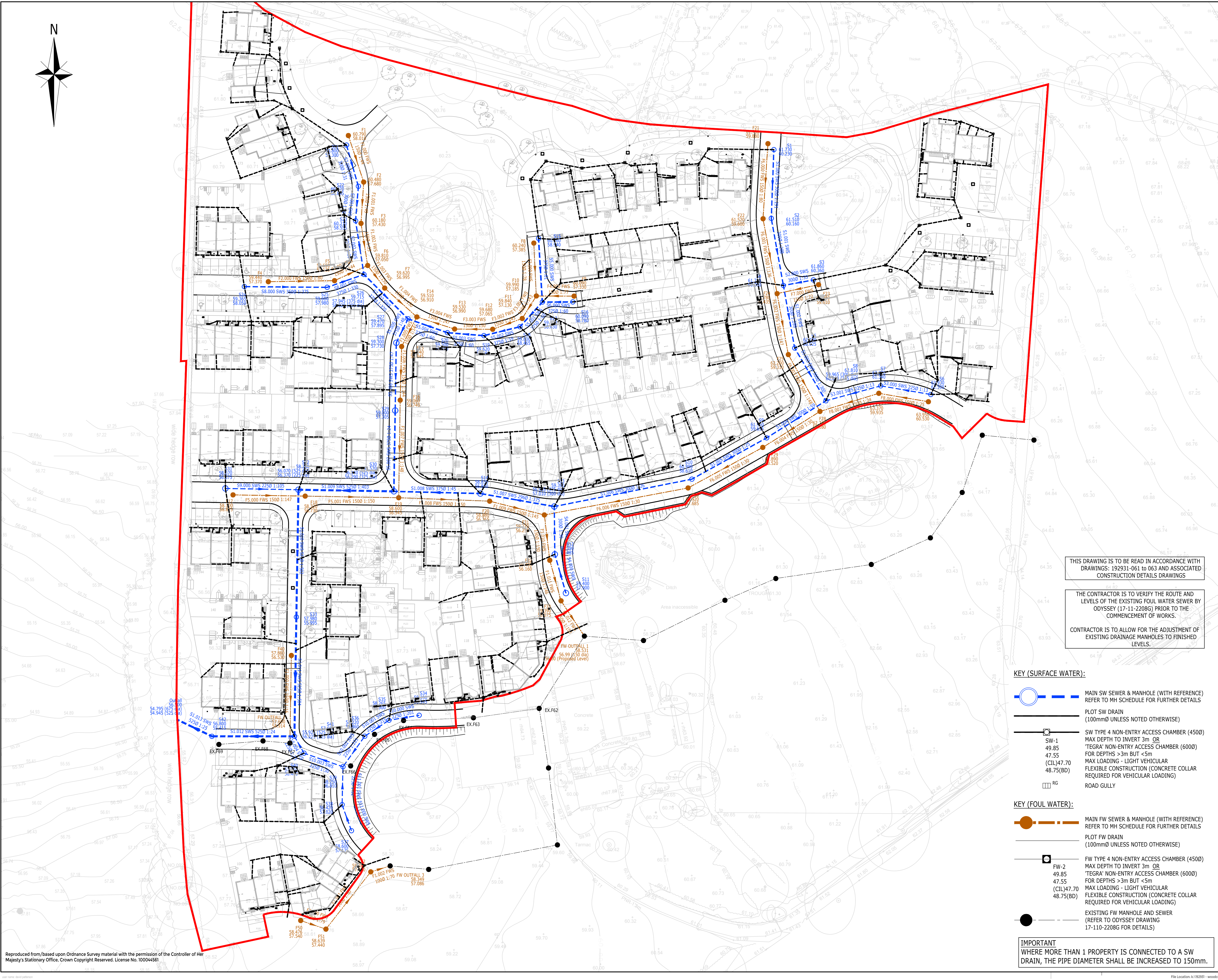
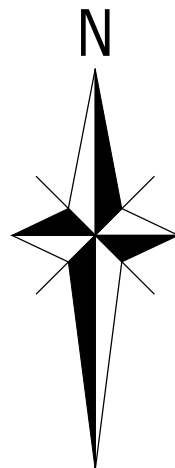
Planning Condition 16 (Phase 2)

The above document and supporting information cover the items detailed within Planning condition 16 which require approval prior to development commencing. The information should be read in conjunction with the Phase 1 and Strategic offsite drainage works which have been approved prior to this submission of the phase 2 strategy.

Planning Condition 17 (Phase 2)

The above document and supporting information cover the items detailed within Planning condition 17 which require approval prior to development commencing. The information provides details of the design standards and should be read in conjunction with the Phase 1 and Strategic offsite drainage works which have been approved prior to this submission of the phase 2 strategy.

Appendix A
Drainage Plans



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- NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 2. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 3. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 4. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 5. ALL ADAPTABLE DRAINAGE WORKS SUBJECT TO SOUTHERN WATER'S APPROVAL.
 6. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY FULLY WITH KCC DESIGN GUIDE, SPECIFICATION FOR HIGHWAY WORKS AND THE LOCAL AUTHORITY SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD DETAILS.
 7. ALL EXCAVATED MATERIAL SHALL BE SUBJECT TO WAC TESTING AND REUSED ON SITE WHERE SUITABLE IN ACCORDANCE WITH THE MATERIALS MANAGEMENT PLAN.
 8. ALL EXCAVATED MATERIAL NOT SUITABLE FOR REUSE ON SITE SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE.
 9. THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.
 10. ALL SETTING OUT, RESIDENTIAL CHAMBERS, COVERS AND BOX COVERS SHALL BE AGREED ON-SITE WITH THE ENGINEER, PRIOR TO THE COMMENCEMENT OF THE WORKS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON THE HIGHWAY.
 12. NO DOORS, WINDOWS, GATES ETC. SHOULD OPEN OVER THE ADAPTABLE HIGHWAY AND THERE SHOULD BE NO PROJECTING RAIN WATER DOWN PIPES OR OVERHANGING EAVES FROM ROOFS.
 13. NO SURFACE WATER RUN-OFF FROM PRIVATE AREAS OR HIGHWAY WATER FLOWING INTO THE PRIVATE AREAS SHALL DISCHARGE ONTO THE ADAPTABLE HIGHWAY.
 14. VISIBILITY SPLAYS 1.5x1.5m ARE REQUIRED EITHER SIDE OF PRIVATE DRIVES AND ACCESSES, AND THERE SHALL BE NO PLANTING OVER 600mm IN HEIGHT IN THESE ZONES.
 15. "T" MARKS DIRECTION OF OWNERSHIP AND DIRECTION OF POSTS/ARIS RAILS - TO BE ESTABLISHED FROM CONVEYANCE PLANS.

SUBJECT TO FINAL
COORDINATION AND
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CONSTRUCTION
ISSUE

THIS DRAWING IS TO BE READ IN ACCORDANCE WITH
DRAWINGS: 192931-061 TO 063 AND ASSOCIATED
CONSTRUCTION DETAILS DRAWINGS

THE CONTRACTOR IS TO VERIFY THE ROUTE AND
LEVELS OF THE EXISTING FOUL WATER SEWER BY
ODYSSEY (17-11-2208G) PRIOR TO THE
COMMENCEMENT OF WORKS.

CONTRACTOR IS TO ALLOW FOR THE ADJUSTMENT OF
EXISTING DRAINAGE MANHOLES TO FINISHED
LEVELS.

KEY (SURFACE WATER):

- MAIN SW SEWER & MANHOLE (WITH REFERENCE)
REFER TO MH SCHEDULE FOR FURTHER DETAILS
- PLOT SW DRAIN
(100mmØ UNLESS NOTED OTHERWISE)
- SW TYPE 4 NON-ENTRY ACCESS CHAMBER (4500)
MAX DEPTH TO INVERT 3m OR
'TEGRA' NON-ENTRY ACCESS CHAMBER (6000)
FOR DEPTHS >3m BUT <5m
MAX LOADING - LIGHT VEHICULAR
FLEXIBLE CONSTRUCTION (CONCRETE COLLAR
REQUIRED FOR VEHICULAR LOADING)
- ROAD GULLY

KEY (FOUL WATER):

- MAIN FW SEWER & MANHOLE (WITH REFERENCE)
REFER TO MH SCHEDULE FOR FURTHER DETAILS
- PLOT FW DRAIN
(100mmØ UNLESS NOTED OTHERWISE)
- FW TYPE 4 NON-ENTRY ACCESS CHAMBER (4500)
MAX DEPTH TO INVERT 3m OR
'TEGRA' NON-ENTRY ACCESS CHAMBER (6000)
FOR DEPTHS >3m BUT <5m
MAX LOADING - LIGHT VEHICULAR
FLEXIBLE CONSTRUCTION (CONCRETE COLLAR
REQUIRED FOR VEHICULAR LOADING)
- EXISTING FW MANHOLE AND SEWER
(REFER TO ODYSSEY DRAWING
17-110-2208G FOR DETAILS)

IMPORTANT
WHERE MORE THAN 1 PROPERTY IS CONNECTED TO A SW
DRAIN, THE PIPE DIAMETER SHALL BE INCREASED TO 150mm.

C1	CONSTRUCTION ISSUE	DAM	DP	DM	07.08.20
T1	ISSUED FOR TENDER	JH	DP	DM	17.07.2020
Rev	Description	Drn	Chk	App	Date

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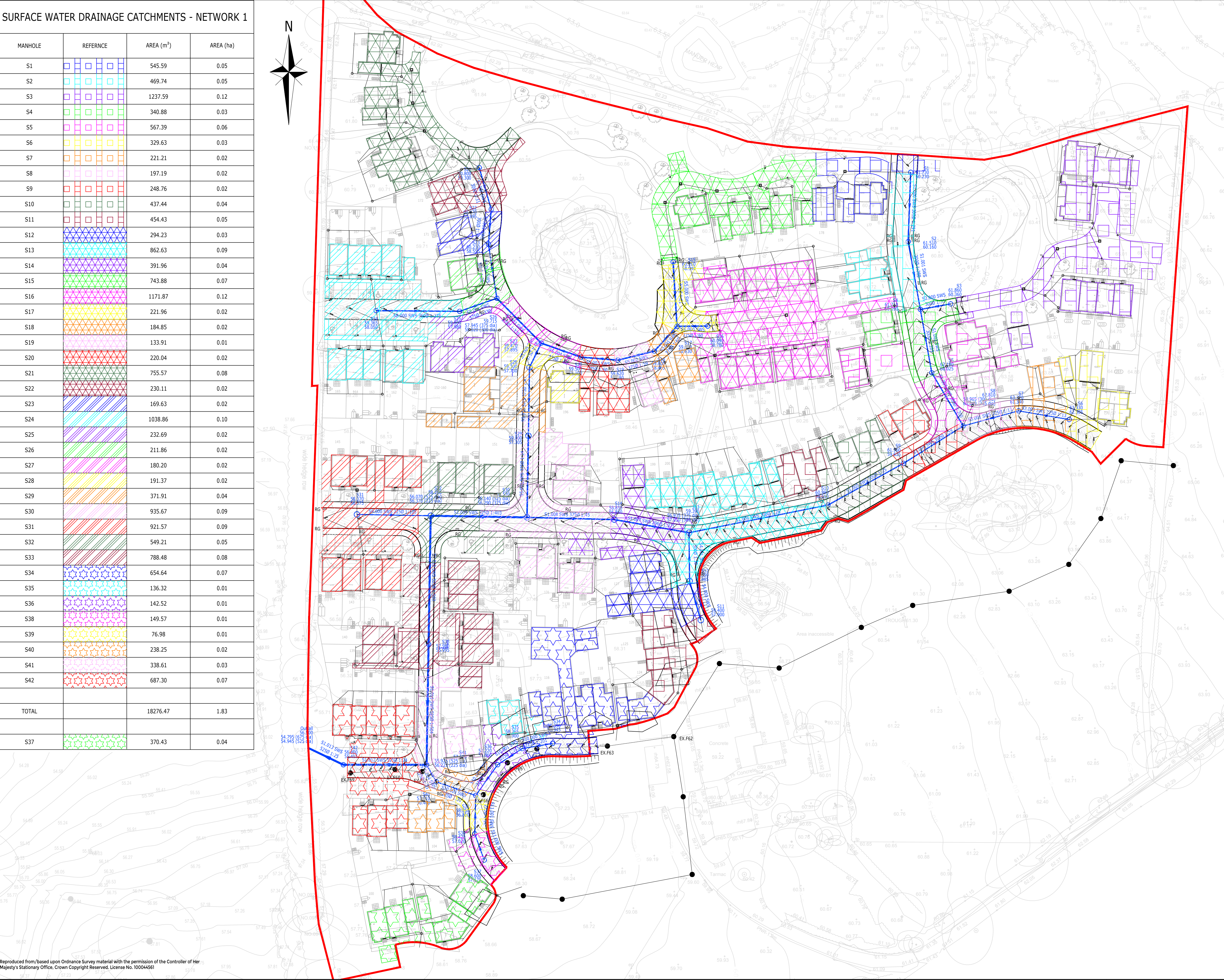
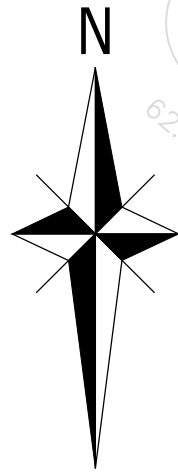
Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

Client	LINDEN HOMES SOUTH				
Project Title:					
WOODCROFT LANE, LOVEDEAN, PHASE 2					
Drawing Title:					
S104 ADOPTABLE DRAINAGE PLAN					
A1 Scale	Date		Designed by		
1:500	JULY 2020		JH		
Drawn by	Checked by		Approved by		
JH	DP		DM		
Drawing Number			192931-051		Rev C1

Woodcroft lane, lovedean, phase 2 (detailed design)/technical/acad/drawings/192931-051 s104 adoptable drainage plan dwg

SURFACE WATER DRAINAGE CATCHMENTS - NETWORK 1

MANHOLE	REFERENCE	AREA (m ²)	AREA (ha)
S1		545.59	0.05
S2		469.74	0.05
S3		1237.59	0.12
S4		340.88	0.03
S5		567.39	0.06
S6		329.63	0.03
S7		221.21	0.02
S8		197.19	0.02
S9		248.76	0.02
S10		437.44	0.04
S11		454.43	0.05
S12		294.23	0.03
S13		862.63	0.09
S14		391.96	0.04
S15		743.88	0.07
S16		1171.87	0.12
S17		221.96	0.02
S18		184.85	0.02
S19		133.91	0.01
S20		220.04	0.02
S21		755.57	0.08
S22		230.11	0.02
S23		169.63	0.02
S24		1038.86	0.10
S25		232.69	0.02
S26		211.86	0.02
S27		180.20	0.02
S28		191.37	0.02
S29		371.91	0.04
S30		935.67	0.09
S31		921.57	0.09
S32		549.21	0.05
S33		788.48	0.08
S34		654.64	0.07
S35		136.32	0.01
S36		142.52	0.01
S38		149.57	0.01
S39		76.98	0.01
S40		238.25	0.02
S41		338.61	0.03
S42		687.30	0.07
TOTAL		18276.47	1.83
S37		370.43	0.04



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- CDM NOTES:
1. THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:
 2. WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
 3. WORKS WITHIN AND ADJUTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.
 4. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
 6. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

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CONSTRUCTION
ISSUE

C1	CONSTRUCTION ISSUE	DAM	DP	DM	07.08.20
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Client	LINDEN HOMES SOUTH				
Project Title:	WOODCROFT LANE, LOVEDEAN, PHASE 2				
Drawing Title:	CATCHMENT AREA PLAN				
A1 Scale	Date	Designed by			
1:500	JULY 2020	JH			
Drawn by	Checked by	Approved by			
JH	DP	DM			
Drawing Number	192931-052				Rev
					C1

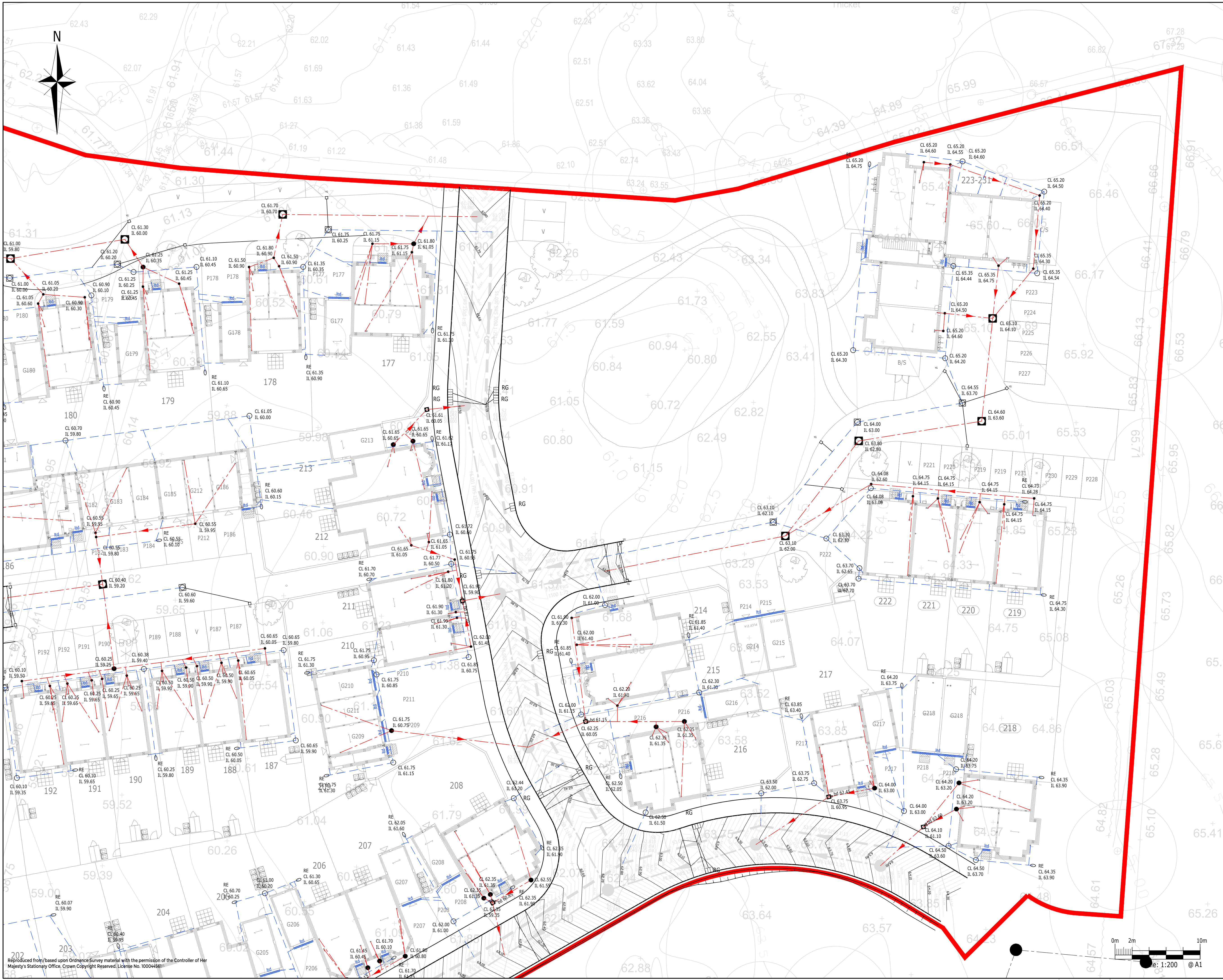
File Location: k:\192931 - woodcroft lane, lovedean, phase 2 (detailed design)\technical\ascd\drawings\192931-052 catchment area plan.dwg

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- ## KEY PLAN



File Location: k:\192931 - woodcroft lane, loweclan, phase 2 (detailed design)\technical\acad\drawings\192931-081-085 plot drainage.dwg



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KEY PLAN

CONSTRUCTION ISSUE

REFER TO DRAWING 192931-081 FOR KEY

CI	CONSTRUCTION ISSUE	JH	DP	DM	07.08.2020
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Client

LINDEN HOMES SOUTH

Project Title:

WOODCROFT LANE, LOVEDEAN, PHASE 2

Drawing Title:

PLOT DRAINAGE SHEET 2

A1 Scale	Date	Designed by
1:200	JUNE 2020	DP
Drawn by	Checked by	Approved by
JJ	DP	DM

Drawing Number

192931-082

Rev

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