



Title: Drainage Strategy Technical Note
 Date: 26th June 2024
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 Reference: 23339-JUBB-XX-XX-RP-C-003
 Revision: P1

1.0 Introduction

- 1.1.1 Jubb have prepared this Technical Note to address the Drainage requirements for a reserved matters planning application in relation to the proposed redevelopment of Land at Coldharbour Farm Road, Emsworth.
- 1.1.2 The site is located on land to the west of Coldharbour Farm Road, Emsworth. The Ordnance Survey National Grid Reference (NGR) for the centre of the site is 474517, 106524.
- 1.1.3 There are no existing surface and foul water networks located within the development. There is an existing surface water body that runs along the eastern boundary of the site before turning south and cutting through the south east corner. This watercourse is call the West Brook.

2.0 Maintenance and Management

- 2.1.1 To ensure that any proposed SuDS features operate effectively for its lifetime a detailed management plan for the operation and maintenance of the SuDS will be produced, prior to construction, based on Chapter 32 of Ciria C753.
- 2.1.2 It is anticipated that drainage for the dwellings, carparking, landscaping, etc in private ownership will be managed and maintained privately by a management company.
- 2.1.3 The surface water and foul water drainage networks will not be offered to Southern Water for adoption. The onsite pipework and attenuation structures will be the responsibility of the site owners.
- 2.1.4 Proposed SuDS features will remain private and will be maintained by a management company.
- 2.1.5 Details for the management and maintenance of any SuDS and other drainage features are below.

General Requirements

Regular Maintenance	Frequency
Litter Collect all litter or other debris and remove from site at each site visit.	Monthly or when deemed necessary
Grass maintenance Amenity Grass – Mow all grass verges, paths and amenity grass at 35-50mm with 75mm max. All cuttings to remain in situ.	Monthly or when deemed necessary
Flood Routes	Monthly

Make visual inspection of proposed overland flow routes. Check that the route is not obstructed by rubbish, new features etc. Remove obstructions as necessary.	
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Manholes

Regular Maintenance	Frequency
Silt Trap, Inspection chambers Remove cover and inspect ensuring water is flowing freely and that the existing route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn in which silt build up is more likely to occur.	Annually
Reactive Maintenance	Frequency
Replace gully grating and manhole if physical damage has occurred. If a blockage in the drainage system occurs rod the necessary region within the system to ensure the blockage is removed.	As required

Catch Pit

Regular Maintenance	Frequency
Silt Trap, Inspection chambers Open cover to inspect level of silt present, where required remove the excess silt.	Monthly within first year, annually thereafter
Reactive Maintenance	Frequency
If the level of silt is above the level of the pipes it may be necessary to mechanically extract the silt and jets the drains both upstream and downstream to ensure continued performance.	As required

Hydrobrake

Regular Maintenance	Frequency
Inspection Chamber Remove cover to inspect and note any high-water levels, re-inspect 24hrs later to evaluate reduction of water levels. Inspect ensuring that water is flowing appropriately through the flow control device and there are no obstructions to the flow of	Monthly or following severe storms, within first year.

water immediately upstream or within the device. Remove debris and silt where necessary.	Monthly for 3 months, then every 6 months.
Reactive Maintenance	Frequency
If a blockage within the hydrobrake unit occurs, it will need to be either jetted or replaced depending on the severity of the blockage.	As required

Attenuation Tanks

Regular Maintenance	Frequency
Inspect and Identify areas that are not operating correctly. If required take remedial action	Monthly or following severe storms, within first year. The annually.
Remove debris from the catchment surface.	Monthly
Remove sediment from pre treatment structures	Annually
Check inlets, outlets etc they are in good working condition	Annually
Survey inside of tank for sediment build up and remove as necessary	5 Years
Remedial Actions	Frequency
Repair/Rehab of inlets, outlets, overflows and vents	As required

3.0 Conclusions

- 3.1.1 It has been demonstrated through development of our proposed drainage maintenance schedule that the proposed development complies with the requirements of the planning authority.