

frequency, access requirements and inspection / cleaning procedures for each drainage asset, including pipes, catchpits, gullies, channel drains, the attenuation tank, flow control chamber, proprietary silt filter and filter drain.

This shall be formed as part of the requirements as stipulated in NSSuDS Standards 7.10 & 7.11 where responsible parties including an easement through third party land. Coordination with the Landscaping design team to incorporate biosecurity protocols for all vegetation management activities, preventing the introduction and spread of invasive species.

Table 4-10 – Operation and Maintenance Requirements for Filter Drain

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris (including leaf litter) and debris from filter drain surface, access chambers and pre-treatment devices	Monthly, or as required
	Inspect filter strip surface, inlet/outlet pipework and control systems for blockages, clogging, standing water and structural damage	Monthly
	Inspect pre-treatment systems, inlets and perforated pipework for silt accumulation, and establish appropriate silt removal frequencies	Half yearly
Occasional Maintenance	Remove or control tree roots where they are encroaching the sides of the filter drain, using recommended methods (e.g. NJUG, 2007 or BS 3998:2010)	As required
	At locations with high pollution loads, remove surface geotextile and replace, and wash or replace overlying filter medium	Every 5 years, or as required
	Clear perforated pipework of blockages	As required

The drainage strategy will require additional review to examine the likelihood of potential failure during operation and consequences of flood risk and water quality impacts. These risks shall be safely managed to ensure adverse impacts can be minimised and mitigated during the design phase. Risk of the drainage systems failing due to the risk of blockages and clogging shall be mitigated following visual inspection from the surface.

The gravity drainage network has been designed to operate with minimal energy use for the complete duration of the design life via omission of any pumping requirements in any part of the surface water drainage system.



5. Foul Drainage Strategy

5.1 Design Standards, Constraints and Assumptions

The following design standards and guidance have been used to aid in the development of the RIBA Stage 3 foul drainage design in conjunction with policies and guidance in Section 2:

- Sewerage Sector Guidance, Water UK - Appendix C, Version 2.3 – 2023.
- The Building Regulations 2015 - Drainage and Waste Disposal - Approved Document H
- British Water Code of Practice Flows and Loads 4
- BS EN 752:2017 Drain and sewer systems outside buildings. Sewer system management
- BS EN 16933-2:2017 Drain and sewer systems outside buildings Hydraulic Design
- BS EN 1295-1 Structural design of buried pipelines under various conditions of loading – Part 1: General requirements, 2019
- BS EN 1610 Construction and testing of drains and sewers, 2015.

5.2 Proposed Foul Drainage Strategy

The locations of the foul connections from the proposed building are yet to be confirmed. Therefore, the positions of the proposed foul manholes and inspection chambers have been estimated based on the current site and building layout.

A new gravity private foul drainage network is proposed for the SSC site. The building foul drainage will convey flows to a new foul pumping station located to the southeast of the new building. From there, flows will be discharged into an existing private manhole via a rising main, subject to a Section 106 agreement with Southern Water for the proposed indirect connection to the public sewer network.

The daily foul loading from the proposed SSC building has been calculated to be 4.55 m³/day based on British Water Code of Practice Flows and Loads 4; considering a discharge of 50 l/day/person for 81 pupils and 10 staff.

The foul pumping station design will be developed at the next design stage and will include confirmation of pump duty and standby arrangement, wet well storage, emergency storage / response requirements, pump start and stop levels, rising main velocity and retention time, valve chamber arrangement, high-level alarm / telemetry, power failure response, maintenance access and ownership responsibilities.

The proposed foul connections for the main school building will discharge into the existing underslab foul drainage system. The necessary repair works to the existing drainage network, as identified in the CCTV drainage survey, will be undertaken to ensure the system remains fully operational post-development.

A further CCTV drainage survey of the entire network will be carried out following completion of the proposed connections and repair works, to verify the condition and performance of the system.

Southern Water has confirmed that the nearest public foul sewer has available capacity to receive the proposed foul flows from the redeveloped site.

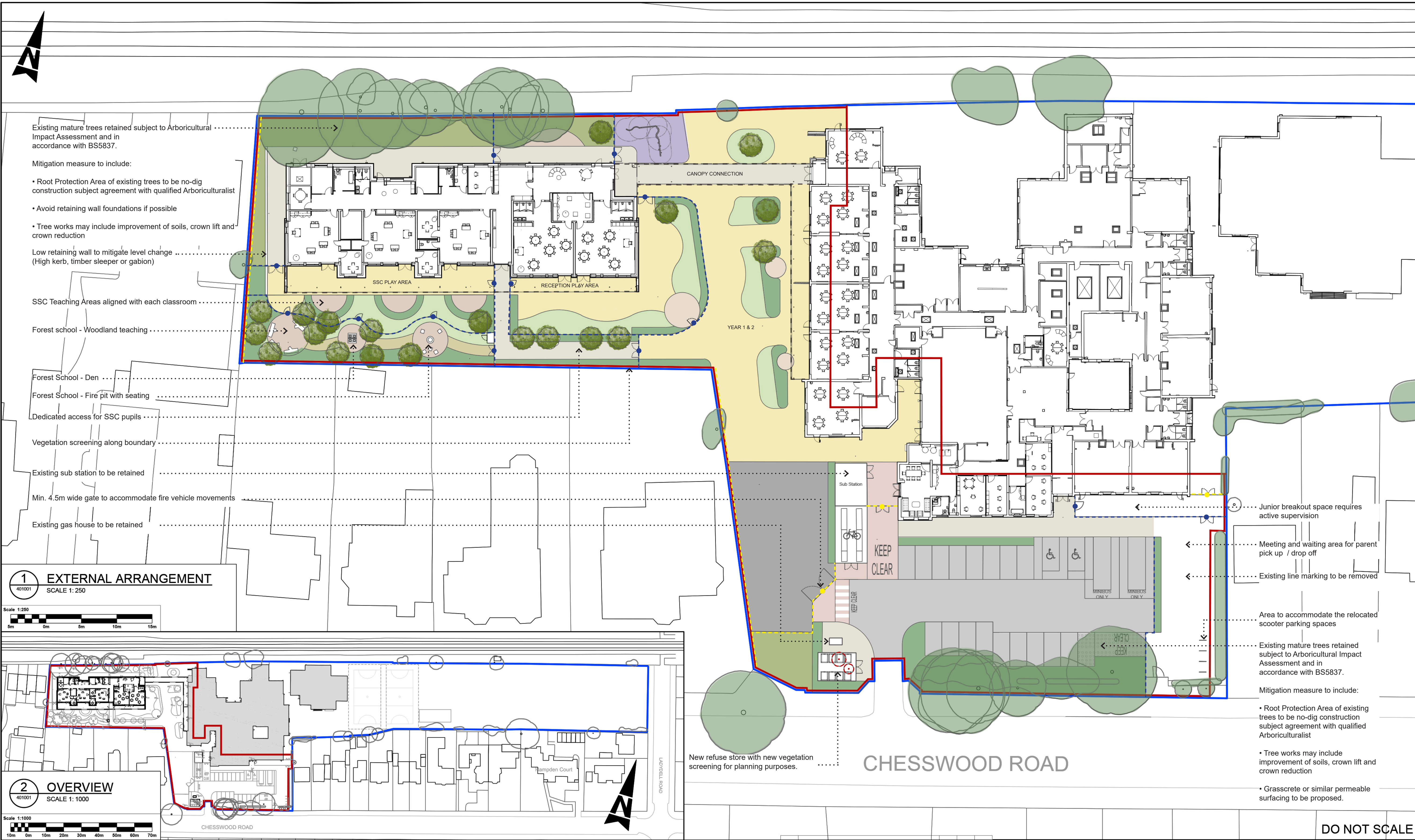
The proposed private foul water drainage network has been modelled in detail using MicroDrainage. The final drainage design may vary from the scheme presented but should accord to the principles set out in this report.



APPENDICES

Appendix A. Proposed Development Layout





1

EXTERNAL ARRANGEMENT

SCALE 1: 250

Scale 1:250

5m 0m 5m 10m 15m

2

OVERVIEW

SCALE 1: 1000

Scale 1:1000

10m 0m 10m 20m 30m 40m 50m 60m 70m

Existing trees to be retained

Existing trees removed

New trees

Amenity & Sensory planting

Amenity grass area

Buffer / Wildflower planting area

Land Ownership boundary

Planning application redline boundary

Building footprint / Ancillary structure

Building canopy

Car Park / Access road

Hard Games Area

Key paths

Breakout areas

Outdoor teaching areas

Safety surface material (TBC)

Shared Surface

High Fence & Gates (2.4m T.B.C)

Low Fence & Gates (1.2m T.B.C)

Authorized (Stage 3)

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Client

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Date

Description

By

Chk'd

App'd

P03

2026-06-19

STAGE 3 Design Freeze

YL

JH

JH

P02

2026-03-11

STAGE 2 DESIGN FREEZE

YL

JH

JH

P01

2026-02-04

FOR COSTING

YL

JH

JH

Suitability

A3

Status

A3

Project Title

Homefield Primary School

Drawing Title

Landscape External Arrangement

Scale 1:250 (OVERVIEW 1:1000)

Original Size A1

Drawing Number CHPS-ATR-XX-XX-D-L-401001

Designed YL

Drawn YL

Checked JH

Authorised JH

Date 2026-06-19

Date 2026-06-19

Date 2026-06-19

Date 2026-06-19

Revision

P03

DO NOT SCALE

Atkins Project Number: 5227012

CLASSIFICATION - Base Line (Low Risk)