

Report on Drainage Strategy to  
Accompany Planning Application  
3/2021/1134 Condition 18  
Land East of Chipping Lane, Longridge

by

Barratt Manchester

Revision	Date	Prepared By	Revision Notes
-	15.03.24	CD	First Issue

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## 1. Introduction

The following document has been prepared to assist the designer's preparation and the readers understanding of the drainage theory and calculations in one reference document.

This document covers all Phases 1, 2, & 3 of the Chipping Lane development, in order to demonstrate how the full site drains; supporting evidence has been provided. See Appendix A for the planning reference drawing.

The document has also been prepared in order to discharge the following drainage condition linked with the **3/2021/1134** full consent planning permission for the development of 47 no. homes off Chipping Lane, Longridge:

### **Condition 18**

*The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitable competent person, has been submitted to and approved in writing by the Local Planning Authority.*

*The details of the manual to be submitted for approval shall include, as a minimum:*

- a) A timetables for its implementation*
- b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component*
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues*
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity*
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life*
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly, and*
- g) Means of access for maintenance and easements*

*Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.*

## 2. Site Details

Development Name	Bowland Meadows, Chipping Lane
Site Address	Land off Chipping Lane, Longridge, Preston, PR3 2NA
Longitude, Latitude (or OS Grid Ref)	360321; 437929
Site Description	7 No. open grassed fields separated by mature hedgerows and sporadic trees. Currently used by livestock for grazing.
Site Area (Ha)	14.41Ha Approx.
Site Area used for calculating Greenfield Run-Off Rates (Ha)	10.52Ha Approx. developable area, this excludes large areas of open spaces.
Existing Impermeable Area (Ha)	0Ha

Is the Site Steeply Sloping (Y/N), If “Yes” Typical Gradient.	Yes 1:30
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Table 1

### 3. Maintenance

All Surface Water (coloured blue) on the attached maintenance plans in Appendix L, will be put forward for adoption under a S104 agreement with United Utilities. Prior to issue of the Vesting Declaration by United Utilities, the drainage shown on the included plan will be maintainable by Barratt Manchester and at the expense of Barratt Manchester.

All areas of public open space will be transferred to the management company for adoption and maintenance. This includes the overflow areas/ponds (coloured purple) on the maintenance plans. The management and maintenance will be funded by the purchasers/owners of the development by way of an annual fee levied on the owner. In order to ensure the long term operation of the swales, the maintenance contract will stipulate regular maintenance of the SUDS network, in accordance with this management plan.

All highway gullies, highway drains and culverts on the maintenance plans (coloured green) will be put forward for adoption under a 38 agreement with Lancashire County Council (LCC). After issue of the highway final certificate, the highways and highway drains, and gullies will be maintainable by the Local Highway Authority at the public expense. Prior to issue of the final Certificate by LCC, the highway drains shown on the included plan will be maintainable by Barratt Manchester and at the expense of Barratt Manchester.

All foul drainage (coloured brown) on the maintenance plans, will be put forward for adoption under a S104 agreement with United Utilities. Prior to issue of the Vesting Declaration by United Utilities, the drainage shown on the included plan will be maintainable by Barratt Manchester and at the expense of Barratt Manchester.

See Appendix L for the operation and maintenance manual for the specific maintenance schedule and reporting.

### 4. Defect Reporting / Emergency Action

Prior to adoption of the highway drains, foul drains, surface water drains or SUDS, defects may be reported to Barratt Manchester by the local authority, local residents or members of the public.

All defects are can be reported to Barratt Manchester Customer Care Line using the following details:

Email: manchester@newhomecare.co.uk

Phone number during office hours: 0161 872 0161 option 3

Phone number out-of-hours: 0345 6016084

The customer care line’s normal working hours are Monday to Friday 9am to 5.30pm, excluding bank holidays. For reports of defects outside normal working hours, a 24 hours out of hours call centre is in operation.

Most spillages on development sites are within compounds and do not pose a serious risk to the environment if they enter the drainage in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore small spillages of organic substances should be

removed where possible using soak mats as recommended by the Environment Agency, with residual spillage allowed to bio-remediate in the drainage system.

In the event of a serious spillage, either by volume or of unknown or toxic compounds, then the spillage is to be isolated with soil, turf or fabric, and block the outlet pipes from chambers downstream of the spillage with a bung. A bung for blocking pipes may be made by wrapping soil or turf in a plastic sheet or closely woven fabric. Contact is to be made to the Environment Agency immediately.

## 5. Condition 18 Conclusion

*The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitable competent person, has been submitted to and approved in writing by the Local Planning Authority.*

The maintenance plan has been summarised in Section 3 of the report and detailed in Appendix L. This appendix contains both the Operation and Maintenance Manual and maintenance plans for the development.

*The details of the manual to be submitted for approval shall include, as a minimum:*

*a) A timetables for its implementation*

Section 3 of this report summarises which elements will be maintained by whom, and at which point the responsibility changes during the construction phases. See the Operation and Maintenance Manual in Appendix L for details of how often each element is maintained.

*b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component*

Details of the SuDS landscaping and levels are shown within Appendix M.

The maintenance and ownership plans are shown within Appendix L. Easements have been provided where requested, these are shown on the drainage plans located within Appendix J.

*c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues*

Reporting defects and spillages is summarised within Section 4 of this report.

A sample inspection and monitoring pro-forma is located within the appendices of the Surface Water Management Plan produced by RSK, located within Appendix O of this report. As described within Section 3 of this report, the maintenance and management will be the responsibility of Barratt Manchester until the elements are adopted. This pro-forma will be utilised during construction of the development. United Utilities, Lancashire Council, and the Management Company will all have their own pro-formas to record inspections and maintenance once adoption is complete.

*d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity*

Refer to Section 3 of this report and the maintenance plans in Appendix L for the details of the public bodies and statutory undertakers which will be accepting adoption of the drainage elements once constructed.

*e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life*

Refer to Section 3 of this report and Appendix L for details of the responsibility of maintenance and replacement of each drainage element.

*f) Details of whom to contact if pollution is seen in the system or if it is not working correctly, and*

Refer to Section 4 of this report and Appendix O for details of in the event of damages, defects and spillages.

*a) Means of access for maintenance and easements  
Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.*

The maintenance and ownership plans are shown within Appendix L. Easements have been provided where requested, these are shown on the drainage plans located within Appendix J.