



Drainage Management and Maintenance Strategy

DAISY BANK FARM
JANUARY 2026

REVISION 3

Contents

Introduction	2
Site details	2
Proposed Development	2
Scope	5
Management	6
Maintenance	6
Grounds, Drainage and Paving Maintenance	6
Attendance frequency:	7
Tree and Vegetation Management	7
Specialist Drainage Maintenance	7
Pumping Station and Tank Maintenance	7
Maintenance of rain gardens	8
Reactive Repairs	8
Reserve Fund Provision	8
Conclusion	9

Introduction

The Drainage Management Strategy has been prepared to support the planning application of the Daisy Bank development in Staffordshire. The strategy will explain how the managing agents will manage the maintenance of the drainage system on site in order to comply with conditions 18 and 19 of decision notice SMD/2018/0509.

Site details

The site area comprises 5.70 acres (2.306 hectares) and is in a rural location, between the villages of Upper and Lower Tean, fronting onto the A522 that connects them, and which provides access to the A50 Trunk Road. The latter is available at either Blythe Bridge (3 miles) or Uttoxeter (5 miles).

Access to the site is to be constructed directly off the A522 and there will be a separate pedestrian link to the existing footpath at the southern end of the site.

Proposed Development

Figure 1 illustrates the overall site plan for the 55-unit development ([drawing 005/003/001 rev. G](#)) to which this Drainage Management and Maintenance Plan applies.



Figure 1 - site location plan (drawing 005/003/001 rev. G)

This strategy should be read in conjunction with the proposed drainage layout shown on drawing C1941 C-SK03 Rev. J, as shown in Figure 2.



Figure 2- current drainage layout plan (drawing C1941 C-SK03 rev. J)

In addition, Figure 3 identifies the extent of the adoptable drainage (highlighted in purple) and distinguishes it from the elements that will remain under private ownership and maintenance

Management

A third-party professional managing agent, **Salboy Property Management Limited**, will be appointed to administer the day-to-day and long-term management of the development. Their role will be comprehensive and will ensure that all relevant planning requirements, statutory obligations, and lease conditions are consistently upheld in accordance with best practice.

The contact details for Salboy Property Management Ltd are below, and shall be used by the residents living on the development when they require assistance or want to report an issue:

Email: steve.austin@salboy.co.uk

Telephone: 0330 822 4008

The managing agent's responsibilities will include, but will not be limited to:

- **Compliance Oversight:** Ensuring ongoing adherence to planning conditions, lease covenants, health and safety legislation, and environmental management obligations.
- **Contractor Procurement and Management:** Appointing competent and accredited third-party contractors to undertake all maintenance, landscaping, drainage inspections, system servicing, and any required remedial works. This includes assessing contractor performance, monitoring quality, and ensuring value for money.
- **Financial Administration:** Collecting and administering service charge contributions, maintaining transparent financial records, preparing annual service charge budgets, and issuing year-end accounts in line with statutory guidelines.
- **Operational Coordination:** Overseeing routine property inspections, managing incident reports, addressing resident or stakeholder enquiries, and ensuring that all maintenance activities are completed within agreed service levels.
- **Risk Management:** Ensuring that all aspects of the estate are managed safely through regular risk assessments, health and safety checks, and implementation of mitigation measures as required.
- **Record Management:** Maintaining up-to-date documentation relating to drainage maintenance, inspections, contractors' reports, warranties, and guarantees.

By appointing a professional and multi-disciplinary managing agent, the site will benefit from structured, coordinated, and compliant long-term management.

Maintenance

Grounds, Drainage and Paving Maintenance

A specialist third-party landscaping and maintenance contractor will service the development's external grounds and drainage features. Their responsibilities will include:

- **Grounds Upkeep:** Grass cutting, hedge trimming, routine landscaping works, litter removal, and general presentation of the estate.
- **Drainage Management:** Ensuring all ground drains, gullies, pipe inlets, and permeable paving surfaces remain free of debris and are functioning correctly.
- **Routine Visual Inspections:** At every visit, the contractor will carry out a systematic inspection of all:

- Permeable paving areas
- Gullies and grates
- Surface water pipes
- Hardstanding areas
- Drainage covers and manholes
- Surrounding landscaped areas that may affect drainage flow

Any issues identified such as blockages, damaged pipework, displaced paving, or silt accumulation will be documented and immediately reported to the managing agent for action.

Attendance frequency:

- **Summer months (April-September):** Once per week
- **Winter months (October – March):** Twice per month

This schedule ensures that seasonal variations, particularly leaf fall and heavy rainfall, are effectively managed to maintain system performance.

Tree and Vegetation Management

A qualified arboricultural contractor (tree surgeon) will undertake an annual visit at the end of the summer season. Their work will include:

- Pruning and shaping of all trees to maintain safe clearance distances.
- Removal of deadwood, overhanging branches, and excess foliage.
- Mitigation of leaf fall and organic material that may obstruct drains, gullies, or pipe inlets during autumn.

These measures significantly reduce the risk of blockages within the drainage system and support the long-term health of trees and surrounding surfaces.

Specialist Drainage Maintenance

To ensure the drainage infrastructure remains effective and compliant, the following will be completed annually by a specialist third-party drainage contractor:

- **CCTV camera surveys** of all gullies, surface water pipes, attenuation tanks, infiltration tanks, and associated drainage infrastructure within the management remit.
- **Jet-washing and desilting** of all drainage elements following the survey to remove built-up sediment, silt, or obstructions.

A detailed report will be issued to the managing agent identifying any repair needs, structural concerns, or performance issues.

Pumping Station and Tank Maintenance

For the attenuation tanks, infiltration tanks, and the surface water pumping station under our remit:

- A specialist contractor will undertake **quarterly maintenance visits**, including:
 - Inspection of mechanical and electrical components
 - Removal of silt and debris
 - Testing of pumps, alarms, and emergency backup systems
 - Monitoring of flow rates and system performance
 - Condition reporting and recommendations for remedial actions

The current plan is for all hydro brakes and bypass separators to be made adoptable, however if these remain private, they will also be included in within the maintenance strategy.

Quarterly servicing ensures the systems remain fully operational, especially during periods of heavy rainfall, and mitigates the risk of system failure.

Maintenance of rain gardens

The rain gardens will be maintained by the designated landscaping contractor, supported by specialist drainage contractors when necessary. Routine tasks include weed removal, plant health checks and replacements, light pruning, and mulch upkeep to ensure vegetation does not obstruct water flow. During each visit, all inlets, outlets, channels, and overflow points will be inspected and cleared of debris, and any sediment build-up or compaction affecting infiltration will be addressed.

Reactive Repairs

Any repairs identified across the drainage system, whether relating to attenuation tanks, infiltration tanks, surface water pumps, gullies, pipes, drains, or permeable paving, will be arranged by the managing agent **within 7 working days** of notification. This prompt response ensures that minor issues are resolved before developing into more serious defects.

A dedicated allowance for reactive repairs has been included within the annual service charge budget.

Reserve Fund Provision

To support long-term resilience and avoid unforeseen financial pressure, a **reserve fund** has been established for major drainage-related capital works. This fund:

- Receives an annual contribution from the service charge budget.
- Is held in a separate, ring-fenced bank account.
- Accumulates steadily over the lifetime of the development.
- Is specifically intended to finance significant repairs or replacement works to drainage systems, tanks, pipes, gullies, permeable paving areas, and surface water pumps.

This ensures financial readiness for major refurbishment or replacement cycles, safeguarding the long-term performance of the estate's infrastructure.

Conclusion

By employing an experienced professional managing agent and implementing a robust, well-funded maintenance regime, the development's drainage and external infrastructure will be proactively managed, regularly inspected, and promptly repaired. This comprehensive strategy ensures that all issues are identified early and resolved efficiently, significantly reducing the risk of flooding, protecting surrounding land, and maintaining the long-term integrity of the site.