ARCH ASSOCIATES

DRAINAGE MAINTENANCE PLAN

NOVARTIS – PHASE 1&2
HORSHAM, WEST SUSSEX

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for

NOVARTIS – PHASE 1&2
HORSHAM, WEST SUSSEX

Client:
Lovell Partnerships,
Suite B, Broadmede House,
Farnham Business Park, Farnham,
GU9 8QT

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Approved By	CH			

Project No. AAL426

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1.0 An introduction to sustainable drainage systems or SuDS

SuDS are an environmentally friendly approach to managing rainfall that uses landscape features to deal with surface water. SuDS aim to:

- Control the flow, volume and frequency of water leaving a development area
- Prevent pollution by intercepting silt and cleaning runoff from hard surfaces
- Provide attractive surroundings for the community
- Create opportunities for wildlife

2.0 SuDS on Site

SuDS at this development have been designed to prevent flooding of both the proposed properties, neighbouring properties, and external hard landscaping.

Surface water run-off is directed into the piped gravity drainage system on site and is then discharged into the gravity public sewer crossing the site.

3.0 SuDS Maintenance Schedule

General Maintenance

In addition to the maintenance of specific SuDS features, such as attenuation tanks, the following table outlines general maintenance requirement of the surface water system.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from pre-treatment devices & floor of inspection chambers	Annually
	Cleaning of any gutters & any filters on downpipes	Annually
	Trimming and roots that may	Annually (or as required)

	be causing blockages	
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually

Attenuation Tank

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
Remedial Actions	Repair/rehabilitate inlets, outlets, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good conditions and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

Road Gullies

Maintenance Schedule	Required Action	Frequency

Regular Maintenance	Remove sediment & debris from grating and empty silt trap.	Monthly in the first year and then as required based on inspections
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Inspect for evidence of poor operation	Six monthly

Sump Catchpit Manholes

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from sump	Monthly in the first year and then as required based on inspections
Monitoring	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly in the first year and then annually

Permeable Block Paving

Permeable surfaces including permeable block paving, porous asphalt, gravel or free draining soils that allow rain to percolate through the surface into underlying drainage layers. They must be protected from silt, sand, compost, mulch, etc. Permeable block paving and porous asphalt can be cleaned by suction brushing.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's

		recommendations – pay particular attention to area where water runs onto pervious surface from adjacent impermeable areas as this is most likely to collect sediment.
Occasional Maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, though vegetation maintenance or soil slip, has been raised to within 50mm of the level of paving.	As required

4.0 SuDS Maintenance Responsibility

The maintenance of the SuDS features, and drainage generally will be funded by the management company. The management company will formally appoint a drainage company (under a service agreement) to inspect and maintain the apparatus at the required frequency.

5.0 Foul Drainage on Site

Foul water drainage refers to grey water and sewage and potentially wash-down water from plant rooms and bin stores or waste storage areas.

The foul drainage system at on site comprises a piped network that discharges by gravity into the existing public foul sewer crossing the site.

6.0 Foul Drainage Maintenance

The foul drainage system has been designed in accordance with the relevant codes of practice and should achieve self-cleansing velocity with the anticipated foul water flows. Maintenance of the system should therefore be minimal, but blockages may occur with improper use, such as inappropriate objects being flushed down toilets, in which case rodding or jetting may be required. This work should be carried out on an ad hoc basis by a specialist contractor.