



**ARCH
ASSOCIATES**

DRAINAGE MAINTENANCE PLAN



STOPHAM ROAD
PULBOROUGH



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for

STOPHAM ROAD
PULBOROUGH

Client:

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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 piped gravity systems and is infiltrated via permeable paving or soakaways into the substrata. The central road catchment will be attenuated within a storage tank before discharging into the existing storm water manhole at a restricted rate.

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 requirements of the surface water system.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from pre-treatment devices &	Annually

	floor of inspection chambers	
	Cleaning of any gutters & any filters on downpipes	Annually
	Trimming any roots that may be causing blockages	Annually (or as required)
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

Soakaways

Soakaways are buried structures that allow water to soak into the ground. Maintenance will usually be carried out manually, although a suction tanker can be used for sediment/debris removal for large systems. If maintenance is not undertaken for long periods, deposits can become hard-packed and require considerable effort to remove.

Roads and/or parking areas drainage to infiltration components should be regularly swept to prevent silt being washed off the surface. This will minimise the need for maintenance.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional Maintenance	Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	As required, based on inspections
Remedial Actions	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
	Replacement of clogged geotextile (will require reconstruction of soakaway)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Check soakaway to ensure	Annually

	emptying is occurring	
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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, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of paving.	As required

Flow Control Chambers

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Visual inspection of chamber and flow control device	Monthly in the first year and then 3-6 monthly
	Remove sediment & debris from sump	Monthly in the first year and then as required based on inspections
	Check water levels	At each inspection

Remedial Actions	Clear blocked flow control	As required
	Repair or replace flow control device	As required
	Address surcharging or flooding	As required
	Emergency sediment & debris removal	As required
Monitoring	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly in the first year and then annually

Downstream Defenders

Required Action	Frequency
Inspection	Regularly during first year of installation. Every six months after the first year of installation
Hydrocarbons (oils) and floatables removal	Once per year, or as needed with sediment Following a spill in the drainage area.
Sediment removal	As and when alerted by the Hydro-Logic® Smart Maintenance system, or At intervals as determined by the first year's inspections Following a spill in the drainage area.

4.0 SuDS Maintenance Responsibility

The maintenance of 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 on site comprises a piped network that discharges by gravity into the existing foul sewer located within Stopham Road.

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.

7.0 Drainage Component Design Life

In conjunction with the maintenance requirements set out above, primary drainage components shall be inspected at the design life extent, at which point they may require replacement if deemed unserviceable.

Design Life (Years)	
Pipework	50
PCC Manholes	100
PPICs	50
Attenuation Crates*	50

*based upon manufacturer guidance regarding products specified in drainage strategy.



8.0 Record Keeping

Records should be kept of all maintenance activities as part of the ongoing maintenance regime. A suggested format for record keeping is given below.

Date	Location	Action	Notes	Next Inspection

9.0 Risks Due to Lack of Maintenance

Failure to suitably inspect and maintain the drainage system is likely to eventually lead to a failure in the system to convey the run-off and this therefore is likely to lead to flooding. For example, if the silt in the surface water catch-pits is allowed to fill above the level of the catchpits themselves, then excessive silt will build up in the pipes, which will reduce their capacity and, if left long enough, lead to flooding on site.

10.0 Accidental Spillages

Most spillages on development sites are of compounds that 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 oil, milk or other known 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 isolate the spillage with soil, turf or fabric and block outlet pipes from chamber(s) downstream of the spillage with a bung(s). (A bung for blocking pipes may be made by

wrapping soil or turf in a plastic sheet or close woven fabric.) Contact the Environment Agency immediately.

11.0 Future Alterations to the Drainage Regime

Future alterations to the drainage regime should be checked and approved by a suitably qualified civil engineering designer prior to implementation on site.

12.0 Emergency Procedures and Contacts

In the event of flooding of the drainage system on site, contact the following:

Stonewater / appointed Management Company

In the event of any situation that may cause physical harm or injury, contact the following:

Emergency Services / 999

13.0 CDM/Health and Safety

The design of the system has avoided unusually deep manholes and/or drainage basins. The CDM risk associated with the maintenance of the drainage system is not considered to have any residual CDM risks beyond that which a competent contractor should be able to manage effectively.



14.0 Handover

A full inspection of the drainage system is to be completed by the contractor prior to handover. This should include, but not be limited to, the following:

- As built survey of the drainage confirming position, levels and diameters of all installed features for comparison to the design intent.
- CCTV survey of the drainage system to ensure all lines are in a suitable condition and free of debris.