MERIDIAN

CIVIL ENGINEERING CONSULTANCY

FORMER NAUTICAL TRAINING CORPS

RIVERSIDE, SOUTHWICK,

WEST SUSSEX

BN42 4AT

MANAGEMENT & MAINTENANCE STRATEGY

AUGUST 2022

Ref: MC0124 QED Riverside M&M Plan

CONTENTS

1.0 INTRODUCTION 2
2.0 MANAGEMENT AND MAINTENANCE PLAN 3
3.0 SPILLAGE 6
APPENDIX 1 – DRAWINGS 7

Client : OSM Construction

Rev	Date	Prepared by	Checked by	Approved by
-	07/09/22	Mark Naumann	BB	MN

Please Note:

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from Meridian Civil Engineering Consultancy Ltd. All work has been carried out within the terms of the brief using all reasonable skill, care and diligence. No liability is accepted by Meridian Civil Engineering Consultancy Ltd for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.

1.0 INTRODUCTION

1.1 Meridian Civil Engineering Consultancy Ltd (MCEC) has been appointed by OSM Construction to undertake a bespoke management and maintenance plan for the proposed development at Former Nautical Training Corps Riverside Southwick West Sussex BN42 4AT

1.2 The drainage remains on private land owned by Shoreham Port Authority and there is no possibility of the land being adopted by a third party authority.

1.3 OSM Construction can further confirm that Shoreham Port Authority are responsible for maintenance, and the contractor appointed to manage this and carry out the works are as follows:

Shoreham Port Authority,

Nautilus House,

90-100 Albion St,

Brighton

BN42 4ED

Phone: 01273 598100

2.0 MANAGEMENT AND MAINTENANCE PLAN

GENERAL MAINTENCE MAINTENANCE	
Maintenance activities comprise Regular Maintenance Occasional Tasks Remedial Work	Frequency
Generally Litter Collect all litter or other debris and remove from site at each site visit. Avoid use of weedkillers and pesticides to prevent chemical pollution Avoid de-icing agents wherever possible to allow bio-remediation of pollutants in permeable surfaces. Protect all permeable, porous and infiltration surfaces from silt, sand, mulch and other fine particles.	Monthly
REGULAR MAINTENANCE	
LITTER MANAGEMENT	
Pick up all litter in SuDS and Landscape areas and remove from site	monthly
GRASS MAINTENANCE – all cuttings to wildlife piles	
Mow all grass verges, paths and amenity at 35-50mm with 75mm max. Leaving grass in situ	As required or monthly
HARD SURFACES	
Sweep all paving regularly. Sweep and suction brush permeable paving in autumn after leaf fall.	1 visit
PERMEABLE AND POROUS SURFACES	
Regular Maintenance	Frequency
Cleaning Brush regularly and remove sweepings from all hard surfaces	Monthly
Occasional Tasks	Frequency
Permeable Pavements. Brush and vacuum surface once a year to prevent silt blockage and enhance design life.	Annually
Remedial Work	Frequency
Monitor effectiveness of permeable pavement and when water does not infiltrate immediately advise Client of possible need for reinstatement of top layers or specialist cleaning. Recent experience suggests jet washing and suction cleaning will substantially reinstate pavement to 90% efficiency.	As required

INLETS, OUTLETS, CONTROLS AND INSPECTION CHAMBERS	
Regular Maintenance	Frequency
Inlets, outlets and surface control structures Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage. Strim vegetation 1m min. surround to structures and keep hard aprons free from silt and debris	 Monthly Monthly
Inspection chambers and below ground control chambers	
Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn	Annually
Occasional Maintenance	
Check topsoil levels are 20mm above edges of baskets and chambers to avoid mower damage	As necessary
Remedial work	Frequency
Unpack stone in basket features and unblock or repair and repack stone as design detail as necessary. Repair physical damage if necessary.	As required As required
OVERFLOWS AND FLOOD ROUTES	
Regular Maintenance	Frequency
Overflows. Jet pipes leading from overflow structures annually and check running water through the overflow. Check free flow at next SUDS featur inlet to basin or chamber.	Annually
Overflows. Remove any accumulated grass cuttings or other debris on top of grass weirs or stone filled baskets overflows.	Monthly
Flood Routes. Make visual inspection. Check route is not blocked by new fences, walls, soil or other rubbish. Remove as necessary.	Monthly
Remedial	Frequency
Overflows. If overflow is not clear then dismantle structure and reassemble to design detail.	As required
PLANTING AND EXISTING VEGETATION	
Regular Maintenance	Frequency
Grass maintenance	
Amenity Grass - Mow all grass verges, paths and amenity grass at 35-50mm with 75mm max. All cuttings to remain in situ Rough grass – Mow at 75-100mm but not to exceed 150mm All cuttings to wildlife piles	16 visits 4 - 8 visits

Wildflower areas strimmed to 50mm in Sept-Oct or Wildflower areas strimmed to 50mm July and Sept or Wildflower areas strimmed to 50mm on 3 year rotation 30% each year All cuttings to wildlife piles	1 visit 2 visit 1 visit
Ornamental tree & shrub planting. Weed all shrub beds as detailed spec as necessary. Cut back planting from lights, paths and visibility sight lines in late autumn and as necessary. Cut hedges slightly tapered back from base with flat top at specified height. Do not mulch planting adjacent to permeable/ porous paving surfaces. Remove stakes and ties from trees when no longer needed for support and within 3 years of planting. Protect from strimmer damage and remove competitive growth until well established.	4 visits
Native trees & shrub planting. Prune to shape in year 1. Protect trees from strimmer damage and remove competitive growth until well established. Remove stakes and ties from trees when no longer needed for support and within 3 years from planting.	1 visit
Existing trees Check existing trees for safety.	1 visit
Remedial	Frequency
Replace trees and shrubs which fail in the first five years after planting. Carry out tree surgery as necessary.	As Required

3.0 SPILLAGE

SPILLAGE – EMERGENCY ACTION

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.

APPENDIX 1 – DRAWINGS