

Proposed Residential
Development
Land at West Sompting
West Sussex BN15 0DZ

Phase 2
Surface Water Maintenance and
Management Plan

Prepared on behalf of
Persimmon Homes Thames
Valley Limited

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MILESTONE
TRANSPORT PLANNING

Land at West Sompting, West Sussex, BN15 0DZ – Phase 2 Residential Development

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1. Introduction

- 1.1. This document sets out the principles for the long-term maintenance and management of the proposed surface water systems installed for Phase 2 of the residential development at Land west of Dankton Lane and South of A27 Sompting West Sussex, Planning application no. **AWDM/0323/19**.
- 1.2. The principal surface water drainage systems are all based on infiltration into the ground with no discharge to watercourses or surface water sewers. They comprise the following:
 - Section 38 Adoptable roads will be provided with several highway drainage pipe networks that discharge into their own attenuation crate soakaways. The primary attenuation will be accommodated within the crate soakaways.
 - House and garage roofs will drain to individual house crate soakaways.
 - Private parking and drives along with shared (non-adopted) drives will be drained using permeable paving surfaces with attenuation provided within the 30% voided sub-base.
- 1.3. In addition to the above infiltration systems for each Section 38 adoptable road a Hydro International Downstream Defender will be provided before surface water enters the crate soakaways.
- 1.4. The purpose of this document is to set out the basis of the maintenance and management of the Sustainable Drainage Systems (SuDS) for the development and to ensure that the adopting management company in relation to privately owned systems undertake a robust inspection and maintenance programme. It ensures that the optimum operation of the surface water drainage network is continually maintained for the lifetime of the development and to prevent the increased risk of flooding both on and off site in accordance with the National Planning Policy Framework (NPPF).
- 1.5. With regards to the S38 roads these will ultimately become publicly owned systems. Recommendations will be given on the inspection and maintenance program which will be apply until the roads are adopted by the highway authority, West Sussex County Council (WSCC). After the roads are adopted the inspection and maintenance program may change to be in alignment with the highway authority own practices.
- 1.6. The activities listed in this document are generic to the relative surface water systems and represent the minimum maintenance and inspection requirements, however additional tasks or varied maintenance frequency may be instructed by the maintenance company as required.
- 1.7. The specific maintenance needs of the surface water systems should be monitored, and maintenance schedules adjusted to suit requirements.
- 1.8. The installed SuDS system at West Sompting will initially be the responsibility of Persimmon Homes.
- 1.9. Following installation and after an initial period of operation, all privately owned SuDS are to be transferred to the Homeowner and /or an appointed Management Company.
- 1.10. In the case of the S38 roads the installed SuDS systems will initially be the responsibility of Persimmon Homes. After the roads are adopted as public highway responsibility will then transfer to the highway authority.

- 1.11. The Drainage Maintenance Responsibilities Plan in Appendix A shows the long-term responsibilities after the initial period of operation and adoption of the S38 assets by West Sussex County Council.
- 1.12. At the end of their design life, the responsibility for replacement would lie as per the following:
- Adoptable Road Soakaways and all associated sewers – WSCC
 - Adoptable Foul Water Sewers - LEEP
 - Shared Permeable Paving maintained by Management Company – Appointed Management Company
 - Private Permeable Paving driveways – Property Owner
 - Plot Soakaways – Property Owner
 - Private sewer networks within publicly accessible land serving multiple properties – Appointed Management Company
 - Private sewer network within plot curtilages, or serving one plot – Property Owner
- 1.13. An agreement shall be set up by Persimmon Homes, who shall confirm in writing to the Principal Planning Officer at Adur and Worthing Councils when the maintenance agreement is completed and in operation.
- 1.14. The Management Company will then be responsible for maintaining the surface water systems including all SuDS.
- 1.15. All property owners should be advised that an annual management fee will need to be paid to the management company for this service.
- 1.16. Inspection checks shall be carried out by qualified and competent persons, at the minimum intervals listed within the schedules and the appropriate work carried out.
- 1.17. This report is to read in conjunction with Milestone Transport Planning 'Drainage Strategy' drawings nos. 160-190-201 to 203 inclusive for the location of all surface water drainage elements present within Phase 2 of the development.

2. SuDS Layout & Design

- 2.1. The storm water drainage strategy for the proposed development is to utilise a range of SuDS features to attenuate all surface water runoff from impermeable areas.
- 2.2. The proposed storm water systems consist of the following SuDS components:
- [Permeable Block Paving](#)
 - [House Crate Soakaways](#)

- Attenuation crate soakaways for Section 38 Roads
- Downstream Defender

2.3. There are three categories of maintenance activities referred to in this report:

- **Regular maintenance (including inspections and monitoring).**
Consists of basic predictable tasks carried out at defined intervals.
- **Occasional maintenance**
Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks.
- **Remedial maintenance**
Comprises intermittent tasks that may be required to rectify faults associated with a system, although the likelihood of faults can be minimised by good design and construction practices.
Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events, and as such timings are difficult to predict.

3. SUDS Management & Maintenance

Permeable Block Paving

- 3.1. To ensure the continual and optimal performance of the permeable block paving, the following maintenance schedule is proposed as an initial regime but may either be increased or decreased by the management company depending on the local environment and any external contributing factors.

Permeable Paving Operation and Maintenance Requirements

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Brush regularly and remove sweepings from all hard surfaces	Three times a year; at end of winter, mid-summer and after autumn leaf fall, or as required based on local observations. Pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional Maintenance	Stabilise and mow contributing and adjacent areas	As required
	After autumn leaf fall brush and vacuum surface to prevent silt blockage and enhance design life. Based on site-specific observations of clogging or manufacturer's recommendations	Annually or reduced frequency as required
	Removal of weeds or management using glyphosate applied directly into the weeds by an application rather than spraying.	Annually or reduced frequency as required.
Remedial Work	Monitor effectiveness of permeable pavement and when water does not infiltrate immediately consider possible need for reinstatement of top layers or specialist cleaning.	As required
	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving.	As required
	Remediate work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural	As required

Maintenance Schedule	Required Action	Frequency
	performance or a hazard to users, and replace lost jointing material.	
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth - if required, take remedial action.	Three monthly, 48h after large storms in first six months.
	Inspect silt accumulation rates and establish appropriate brushing frequencies.	Annually

- 3.2. During inspections the management company will identify any areas that require remedial maintenance such as topping up of jointing grit or removal of vegetation, weeds, silts and sediments that may be clogging the joints between the blocks. Small areas such as driveways can be swept with a hand bristle broom, for larger areas such as shared drives a lorry mounted rotary brush and vacuum sweeper device can be used.
- 3.3. Weeds can be removed from the surface through the controlled application of proprietary non-persistent contact herbicides. Those containing Glyphosate are the most suitable.
- 3.4. Care should be taken to ensure that only the detritus is removed from the joints and avoid removal of the jointing material.
- 3.5. If required, joints should be replenished with aggregate material using a 6-2mm single size grit suitable for jointing.
- 3.6. Jointing grit should not be replaced with sand as this will stop the permeable system from working.
- 3.7. Contamination of the permeable block paving from routine landscape maintenance such as grass clippings from mowing, hedge trimming, mulching plant beds etc. should be removed immediately by the homeowner or landscape operative.
- 3.8. If the infiltration rate of water into the paving becomes prolonged, allowing ponding to develop. then it may be necessary to refurbish the paving by the uplifting and cleaning or replacing of the laying course. The laying course material, jointing and blocks can be reused once cleaned, thus minimising costs.

- 3.9. Should the permeable paving need to be refurbished then the underlying sub-base infiltration should be reviewed and if found inadequate then the subbase material including geotextile membranes may require either replacement or cleaning.
- 3.10. Replacement sub-base material to be used should be a clean 4/20mm coarse graded aggregate to BS EN13242:2002. Jointing material between the blocks must be 6-2mm single size grit to the joints.
- 3.11. Materials removed from the voids or the layers below the surface may contain heavy metals and hydrocarbons and may need to be disposed of as controlled waste. Sediment testing should be carried out before disposal to confirm its classification and appropriate disposal methods.
- 3.12. Loose materials such as sand, cement, soil, or other loose substances should not be stored directly on top of the permeable blocks without the use of an impenetrable ground sheet.
- 3.13. Design Life of the permeable block paving is 20-25 years based on guidance contained within Suds manual C753 and Interpave Design and construction document.

Soakaways

- 3.14. Key Maintenance Requirements:
- Regular inspection of silt traps, manholes, crate attenuation, pipework and pre-treatment devices, with removal of sediment and debris as required.
- 3.15. Regular inspection and maintenance is required to ensure the effective long-term operation of below ground attenuation crate storage systems.
- 3.16. Maintenance responsibilities for the S38 road soakaways will initially be the responsibility of the management company until the roads are adopted after which it will be the Highway Authority.
- 3.17. In the case of the individual house crate soakaways the maintenance responsibility will lie with the individual property householders overseen by the management company.
- 3.18. Design life of below ground attenuation crates is in excess of 50 years see Appendix B for BBA certificate.

Shared Soakaways

- 3.19. In some cases a single soakaway may serve more than one property. In this instance, the maintenance requirements would remain the same, however the responsibility for the maintenance and replacement would become shared.
- 3.20. In the limited instances where a single soakaway serves more than one property, appropriate covenants and responsibilities would be written into the affected plots' conveyance plans. These would stipulate that the responsibility for repair, maintenance, and replacement would lie with both parties and grant access rights for both parties to carry out these responsibilities.

Soakaway Operation and Maintenance Requirements for S38 Roads

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 and then six monthly
	Debris removal from catchment surface (where it may cause risks to performance)	Three times a year at end of winter, mid-summer and after autumn leaf fall, or as required based on local observations.
	Remove sediment from pre-treatment structures	Monthly for 3 months and then six monthly and after large storms
Remedial Actions	Repair of inlets and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents to ensure that they are in good condition and operating as designed	Annually and after large storms
	Monitor catchpits for silt accumulation	Monthly for 3 months and then six monthly
	Monitor Downstream Defender for silt accumulation	Monthly for 3 months and then six monthly

Soakaway Operation and Maintenance Requirements for House Soakaways

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect for sediment and debris in silt pits	Monthly for 3 months and then six monthly and after large storms
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Remove sediment from pre-treatment structures	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 attenuation crates	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 emptying is occurring	Annually and after large storms

Storm water pipe work and road gullies

- 3.21. A key maintenance requirement for the surface water drainage system upstream of the attenuation crate soakaways includes the removal of sediments and debris from the system as required.
- 3.22. As road gullies are the first intervention on the treatment train and susceptible to higher silt loadings, these will need to be inspected a minimum of monthly for the first three months after installation and then a minimum of every four months.
- 3.23. During this inspection, until the roads adopted, the Management Company will identify any gully pots or pipes that require remedial maintenance such as removal of sediment, debris, leaves and litter as required.

- 3.24. During the inspections the general operation and structural integrity of all components will be recorded and repaired as required.
- 3.25. It should also be noted that more regular inspections may be required should catchpits fill more frequently and/or if the initial inspections reveal that maintenance / cleaning will be required more regularly than at six-month intervals.
- 3.26. Flushing of the system can be achieved using a jetting system. The jet nozzle should be introduced to the system via the inspection chambers and manholes.
- 3.27. Any silt and debris should be flushed to an inspection or catchpit manhole and removed in accordance with the Management Company policy for waste management.

Downstream Defender Vortex Separator

- 3.28. Operation and maintenance of the Downstream Defender Vortex Separator shall be strictly in accordance with the Operation and Maintenance Manual provided by the manufacturer, Hydro International.
- 3.29. The frequency of cleanout is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. Refer to manufacturer O & M manual. This information should be recorded in the maintenance log to establish a routine maintenance schedule.
- 3.30. Design life of Downstream Defender select is the lifetime of the system, see appendix B for email from Hydro International.

APPENDIX A

Drainage Maintenance Responsibilities Plan

APPENDIX B

Supporting documents for Design Life of SUDS components