

**MAINTENANCE AND MANAGEMENT PLAN for
FOUL AND STORM WATER UNDERGROUND DRAINAGE at
SACK LANE DAIRY, SACK LANE, LIDSEY, WEST SUSSEX**

1.0 GENERAL

- 1.1 The development at Sack Lane Dairy comprises the construction of 5 No. new two bedroom dwellings, with associated parking areas and soft landscaping.

- 1.2 The foul water underground drainage for the development discharges a sewerage treatment plant, which in turn discharges to drainage fields.

The location of the sewerage treatment works and drainage fields are shown on Stephen Penfold Associates Limited drawing no. 18094/100'A', incorporated in Appendix A.

- 1.3 The storm water underground drainage design for the development has followed sustainable urban drainage system (SUDS) principles.

The area of impermeable surfaces of the completed development is approximately 35% less than predeveloped site, using permeable paving throughout.

The car park and access road will be constructed in permeable gravel, whilst the disabled car park space will be constructed in permeable block paving.

All footpaths around the buildings, as well as patios areas, will also be constructed in open jointed paving slabs on a permeable sub-base.

Storm water from the impermeable roofs will be discharged into an existing drainage ditch, located immediately north of Sack Lane and within the ownership of the applicant. This will be extended and deepened to accommodate the discharge from the developed site and designed for a storm return period of 1 in 100 years, plus 30% for climate change.

- 1.4 The location of the drainage ditch is shown on Stephen Penfold Associates Limited's drawing no. 18094/100'A', incorporated in Appendix A.

- 1.5 As the foul water drainage from the development discharges to a sewerage treatment works, it will remain in private ownership for the lifetime of the development and not adopted by any public authority or statutory undertaker.

- 1.6 As the storm water drainage from the site discharges to the ground, it will also be remain in private ownership for the lifetime of the development and not adopted by any public authority or statutory undertaker.

2.0 MANAGEMENT OF UNDERGROUND DRAINAGE

- 2.1 On completion of the development, the overall management of the site, including the underground drainage, will be undertaken by the applicant.

3.0 OPERATION AND MAINTENANCE OF UNDERGROUND DRAINAGE

- 3.1 All components of both the foul and storm water underground drainage must be maintained in good and clean condition, to ensure the efficient operation of the systems.
- 3.2 All components must be regularly inspected to ensure they are not blocked or damaged. Any defects identified during an inspection must be rectified immediately.
- 3.3 On this development, this includes the following components:-
- (i) Sewerage treatment works
 - (ii) Manholes and Inspection Chambers
 - (iii) Drainage Ditch.
 - (iv) Rainwater downpipes.
- 3.4 The applicant will enter into a maintenance contract with a specialist drainage company to undertake the regular and annual servicing and cleaning of the sewerage treatment works.

The maintenance of the sewerage treatment works shall be undertaken strictly in accordance with the manufacturers recommendations.

- 3.5 With regard to the general drainage components, the following list details the recommended timescales and types of inspections to be undertaken:-

Activity	Indicative Frequency	Typical Task
Routine/regular maintenance	Monthly	- Litter picking - Grass Cutting - Inspection and cleaning of inlets and outlets to all gullies, drainage

		channels, manholes, inspection chambers and rainwater downpipes.
Occasional maintenance	Annually	- Silt build-up in and around components - Vegetation management around components - Silt removal from drainage ditch
Remedial maintenance	As Required	- Inlet/outlet repairs - Repairs to damaged components - Reinstatement following any pollution incidents - Removal of excessive silt built up in any components
3.6	Further information on the operation and maintenance of the storm water SUDS drainage can be found in Chapter 32 of The SUDS Manual C753 produced by CIRIA.	
3.7	It is essential that when undertaking all inspection, maintenance and repairs to the underground drainage systems, that those undertaking the work follow appropriate health and safety measures as recommended in the completed CDM (Construction (Design and Management) Manual for the site, along with any further health and safety measures recommended by the Health and Safety Executive and any other appropriate bodies.	