BANNERS GATE

CIVIL, STRUCTURAL AND TRANSPORTATION ENGINEERS

Persimmon Homes

Land at Dappers Lane Angmering

Drainage Maintenance Manual

October 2021

PERSIMMON

Together, we make a home

ARUN DISTRICT COUNCIL A/188/21/DOC

BANNERS GATE
CIVIL, STRUCTURAL AND TRANSPORTATION ENGINEERS

Revision Schedule

Land at Dappers Lane, Angmering
Drainage Maintenance Manual

20079_DMM

Rev	Date	Details	Prepared by	Reviewed by	Approved by
00	04/10/2021	PRELIMINARY	**Scott Marshall** BSc (Hons), MCIWEM	**David Allbright** Associate Director	**Steve Foxall** Managing Director
01	25/10/2021	-	**Scott Marshall** BSc (Hons), MCIWEM	**David Allbright** Associate Director	**Steve Foxall** Managing Director

Banners Gate Ltd
Cavendish House
10-11 Birmingham Street
Halesowen
West Midlands
B63 3HN

Tel: 0121 687 1500
Fax: 0121 687 1501

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1 INTRODUCTION

1.1 This Report has been produced to support the discharging of a planning condition[1] associated with the construction of 84 dwellings on land to for the construction of 91 dwellings on land to the west of Dappers Lane in Angmering.

1.2 The information contained herein is intended to serve as a general guide. It may be necessary to vary the recommended frequency of inspection and maintenance activities to suit local conditions.

1.3 Maintenance regimes should be periodically assessed to ensure the approach remains appropriate.

2 DRAINAGE LAYOUT

2.1 The 'Master Drainage Layout Plans'[2] included in Appendix I depict the primary foul and surface water drainage networks and sustainable drainage features.

2.2 Foul and surface water flows are ultimately connected, by gravity, to the sewerage within Arundel Road to the west.

2.3 All private drives, shared parking areas, and unadopted roads will be pervious paved.

2.4 Adoptable roads will be served by a gully and pipe system.

2.5 The attenuation basin in the southwest corner of the Site provides most of the surface water attenuation for the development. Surface Water flows are restricted using a Hydro-Brake® vortex flow control located within a chamber adjacent to western edge of the basin. The flow control chamber includes a high-level overflow to cater for extreme storms that that exceed the design event, additionally a secondary overflow is provided from the basin into the ordinary watercourse that flows along the southern site boundary.

3 RESPONSIBILITIES

3.1 Initially, Persimmon Homes will be responsible for all drainage.

3.2 The primary foul and surface water drainage networks are to be offered to Iscosa Water Limited under a Section 104, Water Industry Act, Agreement. The extent of the adoptable drainage networks is shown on the 'Section 104 Agreement Plan'[3] and 'Section 98 Agreement Plan'[4] drawings included in Appendix II.

3.3 Drainage infrastructure serving individual properties will be owned and maintained by the property owners.

3.4 Shared sustainable drainage features will either be offered to Icosa Water Limited or be included within the remit of resident funded Management Company; this will be clarified at the appropriate time. Persimmon Homes will form the Management Company; specific details will be included within a future update.

3.5 Highway gullies will be the responsibility of West Sussex County Council.

[1] Arun District Council Application Reference: A/76/20/PL Condition 19
[2] Banners Gate Drawing: 20079/116-118
[3] Banners Gate Drawing Number: 20079-100S104
[4] Banners Gate Drawing Number: 20079-100S98

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4 INSPECTION AND MAINTENANCE

4.1 Introduction

4.1.1 All inspection and maintenance activities of proprietary products are to be carried out in strict accordance with the manufacturer's instructions/guidelines.

4.1.2 The need to protect habitats and ecology must be considered when planning maintenance activities.

4.1.3 During the first year of operation inspections should be undertaken monthly, and following any significant rainfall events, to monitor performance.

4.1.4 It must be recognised that the service life of the drainage features will be dependant on several factors including, but not limited to, the maintenance regime. However, as with all drainage systems the refurbishment and/or replacement of features will eventually be necessary and appropriate allowances and contingencies should therefore be made within any financial forecasting.

4.2 Porous Block Paving

Schedule	Action	Recommended Frequency
Monitoring	General inspection	Monthly for 6 months post-construction
	Inspect for evidence of poor performance	24-48hrs following large storms during the first-year post-construction
	Inspect silt accumulation	Annually
Regular Maintenance	Standard Brushing and vacuuming (porous paving)	Annually following the autumn leaf fall for the first three years and thereafter as required based upon site-specific observations
	Weed removal	As required
Occasional Maintenance	Repairs to depressions, rutting and broken blocks	As required
	Rehabilitation of surface and sub-base	As required

4.3 Cellular Storage Tanks

Schedule	Action	Recommended Frequency
Monitoring	Inspect inlets, outlets, vents and overflows	Monthly for 12 months post-construction, then annually
	Survey inside of tank for sediment	Every 5 years or as required.
Regular Maintenance	Remove silt/debris from upstream catchpits	Annually or as required.
Occasional Maintenance	Repair inlets, outlets, vents and overflows	As required

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4.4 Attenuation Basin

Schedule	Action	Recommended Frequency
Monitoring	Inspect banksides and structures for physical damage	Monthly
	Inspect inlets and outlets for blockages	Monthly
	Inspect forebay for silt accumulation	Annually
	Inspect flow control device	Annually
Regular Maintenance	Remove litter and debris	Monthly
	Cut grass	Bi-annually, spring (before nesting season) and autumn
	Remove nuisance plants	Monthly for 12 months post-construction, then as required
	Remove sediment from forebay	As required
Occasional Maintenance	Reseed areas of poor growth	As required
	Repair erosion/rip-rap	As required
	Relevel uneven surfaces	As required

4.5 Piped Drainage Network

Schedule	Action	Recommended Frequency
Monitoring	Inspect gullies, drainage channels and inspection chambers	Monthly for 12 months post-construction, then annually
Regular Maintenance	Remove sediment	As required
Occasional Maintenance	Jetting and CCTV	If blockage occurs

4.6 Ordinary Watercourse (southern boundary)

Schedule	Action	Recommended Frequency
Monitoring	Inspect channel, vegetation coverage and outlet headwall	Monthly for 12 months post-construction, then bi-annually
Regular Maintenance	Remove litter and debris	As required
Occasional Maintenance	Repair erosion	As required
	Remove vegetation, nuisance plants and silt	As required

4.7 Summary of Responsibilities

Drainage Component	Responsibility
S104 Network	Icosa Water
S38 Network	West Sussex County Council
Private Access Gullies (single drive)	Homeowner
Private Access Gullies (shared drive)	Management Company
Porous Block Paving (single drive)	Homeowner
Porous Block Paving (shared drive)	Management Company
Cellular Storage Tanks	Management Company
Attenuation Basin	Management Company
Basin Headwalls and Flow Control	Icosa Water
Ordinary Watercourse	Management Company

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5 FINANCIAL MANAGEMENT

5.1 Preliminary capital cost estimates[5] for the primary drainage features are included within the following table for information.

Drainage Component	Preliminary Capital Cost	Approximate Service Life
Pervious Paving	£92.50 per m^2	30 years
Cellular Storage (CS01)	£80,480	50 years
Cellular Storage (CS02)	£45,295	50 years
Attenuation Basin	£56,088 (£45,634*)	100 years

*Estimated Future Reconstruction Cost

5.2 Persimmon Homes initially recommend an annual maintenance budget at 1% of the capital cost. This is based upon recent experience and is in-line with a DEFRA commissioned study where a WSP-led consortium estimated the annual average maintenance costs at 0.5% of the drainage construction capital cost.

[5] Courtesy of Persimmon Homes

APPENDIX I – INSPECTION TEMPLATE

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Table B.25 SuDS maintenance inspection checklist			
General information			
Site ID			
Site location and co-ordinates (GIS if appropriate)			
Elements forming the SuDS scheme		Approved drawing reference(s)	
Inspection frequency		Approved specification reference	
Type of development		Specific purpose of any parts of the scheme (eg biodiversity, wildlife and visual aspects)	

Inspection date								
	Details	**Y/N**	**Action required**	**Date completed**	**Details**	**Y/N**	**Action required**	**Date Completed**
General inspection items								
Is there any evidence of erosion, channelling, ponding (where not desirable) or other poor hydraulic performance?								
Is there any evidence of accidental spillages, oils, poor water quality, odours or nuisance insects?								
Have any health and safety risks been identified to either the public or maintenance operatives?								
Is there any deterioration in the surface of permeable or porous surfaces (eg rutting, spreading of blocks or signs of ponding water)?								

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Silt/sediment accumulation								
Is there any sediment accumulation at inlets (or other defined accumulation zones such as the surface of filter drains or infiltration basins and within proprietary devices)? If yes, state depth (mm) and extent. Is removal required? If yes, state waste disposal requirements and confirm that all waste management requirements have been complied with (consult environmental regulator)								
Is surface clogging visible (potentially problematic where water has to soak into the underlying construction or ground (eg underdrained swale or infiltration basin)?								
Does permeable or porous surfacing require sweeping to remove silt?								
System blockages and litter build-up								
Is there evidence of litter accumulation in the system? If yes, is this a blockage risk?								
Is there any evidence of any other clogging or blockage of outlets or drainage paths?								
Vegetation								
Is the vegetation condition satisfactory (density, weed growth, coverage etc)? (Check against approved planting regime.)								
Does any part of the system require weeding, pruning or mowing? (Check against maintenance frequency stated in approved design.)								
Is there any evidence of invasive species becoming established? If yes, state action required								
Infrastructure								
Are any check dams or weirs in good condition?								
Is there evidence of any accidental damage to the system (eg wheel ruts?)								

Is there any evidence of cross connections or other unauthorised inflows?								
Is there any evidence of tampering with the flow controls?								
Are there any other matters that could affect the performance of the system in relation to the design objectives for hydraulic, water quality, biodiversity and visual aspects? (Specify.)								
Other observations								
Information appended (eg photos)								
Suitability of current maintenance regime								
Continue as current Increase maintenance Decrease maintenance								
Next inspection								
Proposed date for next inspection								

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APPENDIX II – DRAWINGS

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The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the content and the requirements of the Site Investigation Report before work starts.
The Contractor is to comply in all respects with current building legislation, British and European Standard Specifications, Building Regulations, Robust Details etc., whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. Any areas of formation for said structures which do not accord with the anticipated conditions as described in the Site Investigation Report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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Drawing Status:

- [X] FOR COMMENT
- [ ] PRELIMINARY ISSUE
- [ ] TENDER ISSUE
- [ ] CONSTRUCTION ISSUE
- [ ] AS BUILT

Notes:

Rev.	Date	Description	By	Chkd
A.	27-08-21	updated to client comments. street lighting added	AWR	BG

Client:

PERSIMMON
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Project:

A77 DAPPERS LANE
ANGMERING

Title:

SITE BOUNDARY
CONVEYANCE PLAN

BANNERS GATE
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

Scale:	Plot size:	Drawn:	Check:	Date:
1:500	A1L	AWR	BG	18 JUNE 2021

CAD Ref:
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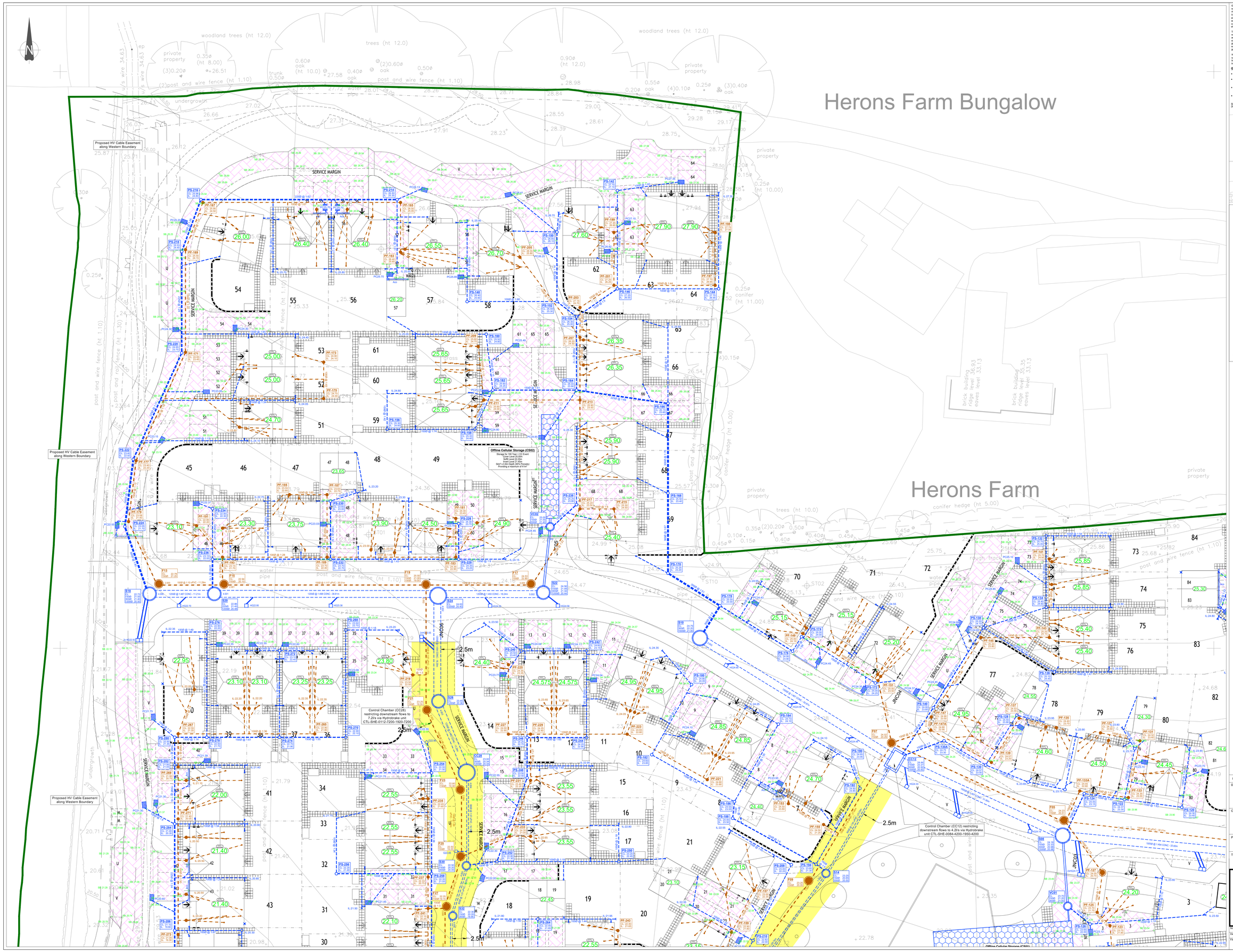
Project no.:	Drawing no.:
20079	1013A



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GENERAL NOTES

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- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

SHEET LAYOUT
(NOT TO SCALE)

Drainage Legend

General

- Development Boundary
- Sewer Easement
- FFL 00.00 — Finished Floor Level
- GL 00.00 — Garage Slab Level

Infrastucture Drainage

- SW Sewer & Manhole
- S03 CL 00.00 D200 00.00 — SW Manhole Reference
- FW Sewer & Manhole
- F01 CL 00.00 D300 00.00 — FW Manhole Reference
- Offline Cellular Storage Tank (100 Year + CC allowance)
- HG03.60 — Highway Gully & Connection (Gully Cover Level)

Plot Drainage

- 100Ø @ 1.80 — SW Sewer (Pipe Diameter & Gradient)
- PS-102 CL 00.00 IL 00.00 — SW Inspection Chamber Reference
- SW S25mm / 300mm Inspection Chamber
- SW Rodding Eye
- 100Ø @ 1.80 — FW Sewer (Pipe Diameter & Gradient)
- PF-101 CL 00.00 IL 00.00 — FW Inspection Chamber Reference
- FW S25mm / 300mm Inspection Chamber
- Permeable Paving with Tanked Sub-Base
- YG01 CL 00.00 (Gully Cover Level) — Yard Gully & Connection
- Aco — Aco Channel & Gully
- Drainage channel — Ditched Channel & Gully
- PCC00.00 — Permanent Collector & Connection (Collector Invert Level)

Rev.	Description	Date	By
C	Minor updates to suit planners comments. Cover level PS-202 corrected.	22/10/2021	OB
B	Minor updates following internal check. Cover levels corrected.	15/10/2021	OB
A	Minor drainage amendments to suit drainage planning officers comments. Saddle connections serving more than one property connected re-routed to connect directly to manhole. Cover levels checked and corrected where required.	04/10/2021	OB
-	First Issue	31/08/2021	OB

Drawing Status

FOR INFORMATION

This drawing is for informative purposes only.
Please refer to drawing no. 20079/100/0104 & 20079/111-113 for construction plans.

Client

PERSIMMON
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Project

Dappers Lane
Angmering, West Sussex

Title

Master Drainage Layout Plan
Sheet 1 of 3

BANNERS GATE
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 667 1800 Fax: 0121 667 1801
E-mail: mail@bannersgate.com

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Date	August 2021	Checked	
File	20079 / dwgs / civils / current	Drawing	20079 / 116 C

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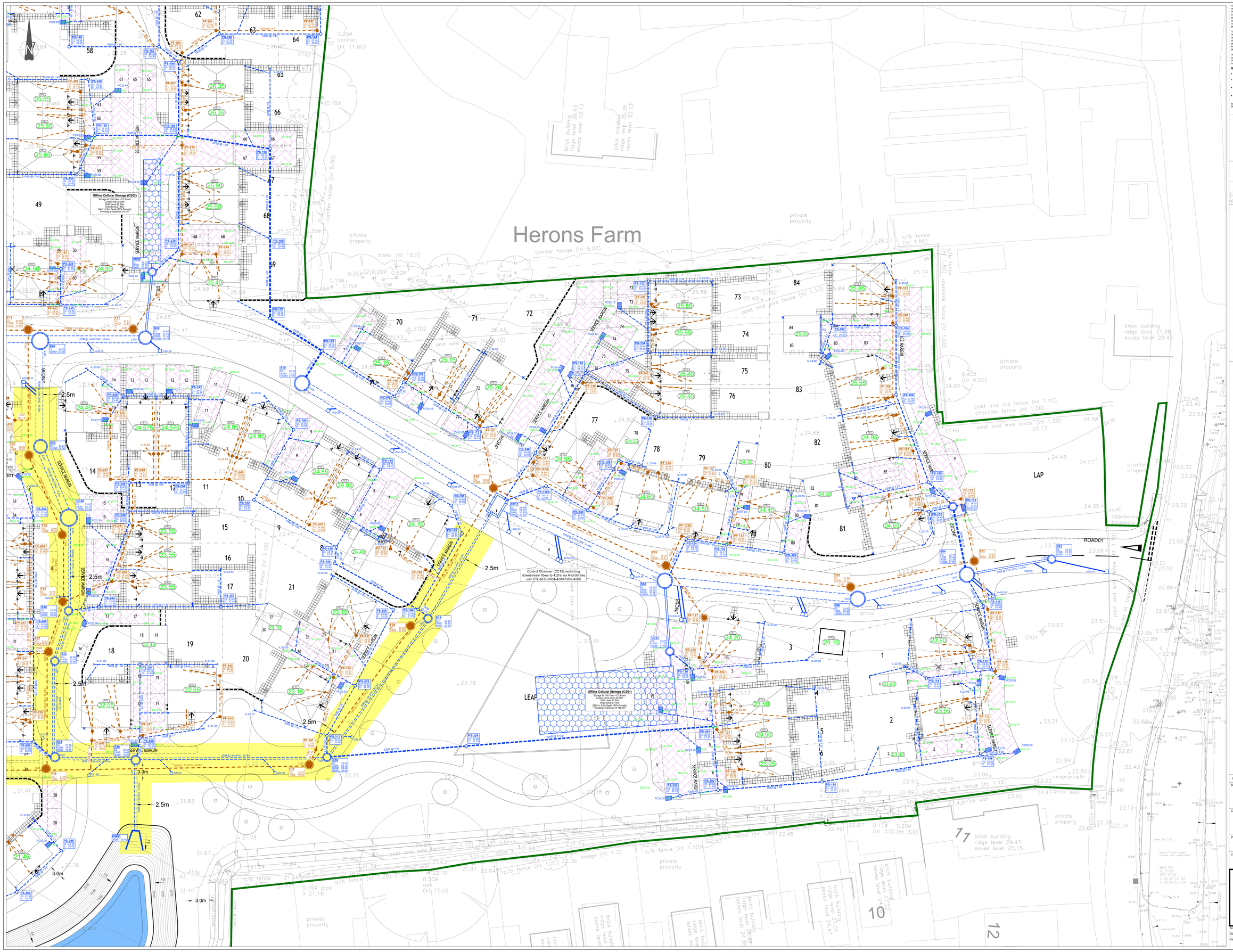

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Drainage Legend

General

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- Sewer Easement
- FFL 00.00 — Finished Floor Level
- GL 00.00 — Garage Slab Level

Infrastucture Drainage

- SW Sewer & Manhole
- S02 CL 00.00 Cover 00.00 — SW Manhole Reference
- FW Sewer & Manhole
- F01 CL 00.00 Cover 00.00 — FW Manhole Reference
- CC28 — Offline Cellular Storage Tank (100 Year + 40 allowance)
- HG03.82 — Highway Gully & Connection (Gully Cover Level)

Plot Drainage

- 100Ø @ 1:80 — SW Sewer (Pipe Diameter & Gradient)
- PS-102 CL 00.00 — SW Inspection Chamber Reference
- SW 525mm / 300mm Inspection Chamber
- SW Rodding Eye
- 100Ø @ 1:80 — FW Sewer (Pipe Diameter & Gradient)
- PF-101 CL 00.00 — FW Inspection Chamber Reference
- FW 525mm / 300mm Inspection Chamber
- Permeable Paving with Tanked Sub-Base
- Y02 — Yard Gully & Connection (Gully Cover Level)
- ACO — Aco Channel & Gully
- D-C — Ditched Channel & Gully
- PC100.00 — Permanent Collector & Connection (Collector Invert Level)

Rev.	Description	Date	By
D	Lateral connection added outside plot 84 to connect to 2 plots to the north.	25/10/2021	JE
C	Minor updates to suit planners comments. Cover level PS-202 corrected.	22/10/2021	OB
B	Minor updates following internal check. Cover levels corrected.	15/10/2021	OB
A	Minor drainage amendments to suit drainage planning officers comments. Saddle connections serving more than one property connected re-routed to connect directly to manhole. Cover levels checked and corrected where required.	04/10/2021	OB
	First Issue	31/08/2021	OB

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Dappers Lane
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Master Drainage Layout Plan
Sheet 2 of 3

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Tel: 0121 607 1000 Fax: 0121 607 1001
E-mail: mail@bannersgate.com

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Date	August 2021	Checked	
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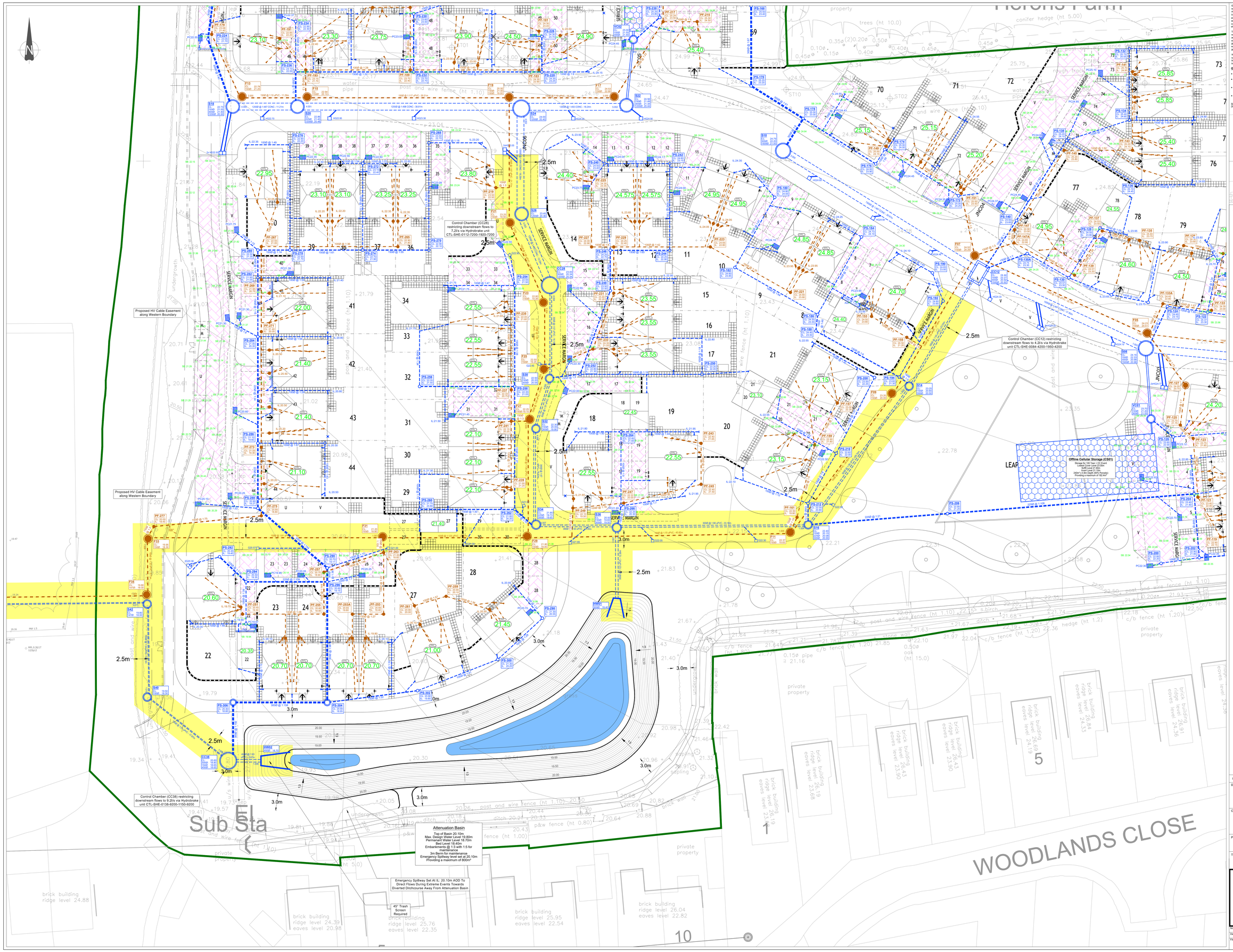
AutoCAD 2020 - Plot Date: 25 Oct 2021



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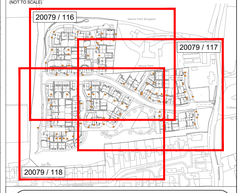

Drainage Legend

General

- Development Boundary
- Sewer Easement
- 00.00 Finished Floor Level
- 00.00 Garage Slab Level

Infrastucture Drainage

- SW Sewer & Manhole
- S03 00.00 00.00 SW Manhole Reference
- FW Sewer & Manhole
- F01 00.00 00.00 FW Manhole Reference
- HD22.60 Offline Cellular Storage Tank (100 Year + CC allowance)
- Highway Gully & Connection (Gully Cover Level)

Plot Drainage

- 100Ø @1:60 SW Sewer (Pipe Diameter & Gradient)
- PS-102 00.00 00.00 SW Inspection Chamber Reference
- SW S25mm / 300mm Inspection Chamber
- SW Rodding Eye
- 100Ø @1:60 FW Sewer (Pipe Diameter & Gradient)
- FP-101 00.00 00.00 FW Inspection Chamber Reference
- FW S25mm / 300mm Inspection Chamber
- Permeable Paving with Tanked Sub-Base
- Yard Gully & Connection (Gully Cover Level)
- Aco Aco Channel & Gully
- Dished Channel & Gully
- PC00.00 Permanent Collector & Connection (Collector Invert Level)

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C	Minor updates to suit planners comments. Cover level PS-202 corrected.	22/10/2021	OB
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Drawing Status

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Client

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Dappers Lane
Angmering, West Sussex

Title

Master Drainage Layout Plan
Sheet 3 of 3

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Tel: 0121 687 1500 Fax: 0121 687 1501
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Date	August 2021	Checked	
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