



Planning Permission BN/5/18/PL Barnham Community Hall Main Car-park To discharge condition 3

28th June 2018

Barnham Parish Council and Barnham
Community Trust

Chair of Trustees: Terry Bedford

Barnham Community Hall, Yapton Rd, Barnham, Bognor Regis PO22 0AY



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Introduction and Background

The Decision Notice for application ref: BN/5/18/PL contains a condition:

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner of management company shall strictly adhere to and implement the recommendations contained within the manual.

This document provides the Manual to discharge this condition.

MANAGEMENT & MAINTENANCE PLAN

1 Introduction

This document sets out the principles for the long-term management and maintenance of the proposed car park which has been designed to be a Sustainable Drainage Systems (SuDS) as per the Design and Access Statement submitted with the subject Planning Application.

The purpose of this document is to ensure that the management company that will be maintaining the SuDS is entrusted with an inspection and maintenance programme to ensure the optimum operation of the SuDS for the lifetime of the development and to prevent the increased risk of flooding both on and off site in accordance with the NPPF.

The Management Company is currently Barnham Community Trust which has a license to operate the hall from Barnham Parish Council. This includes obligations to maintain the hall and grounds. Carpark maintenance will be included in this obligation, as per this manual, and Barnham Community Trust will accept these obligations as they do not represent a material impact to the current business plan for operating the Hall.

Barnham Parish Council has the long-term lease on the land and the life cycle replacement responsibilities for all aspects of the Hall. As a precepting body Barnham Parish Council will financially plan for life-cycle replacement as they do for all community assets that they own.

Should the contractual/lease arrangements change between Barnham Parish Council and Barnham Community Trust then the maintenance obligations and life-cycle replacement obligations will be included in the new arrangements to have the same overall effect including being financially sustainable.

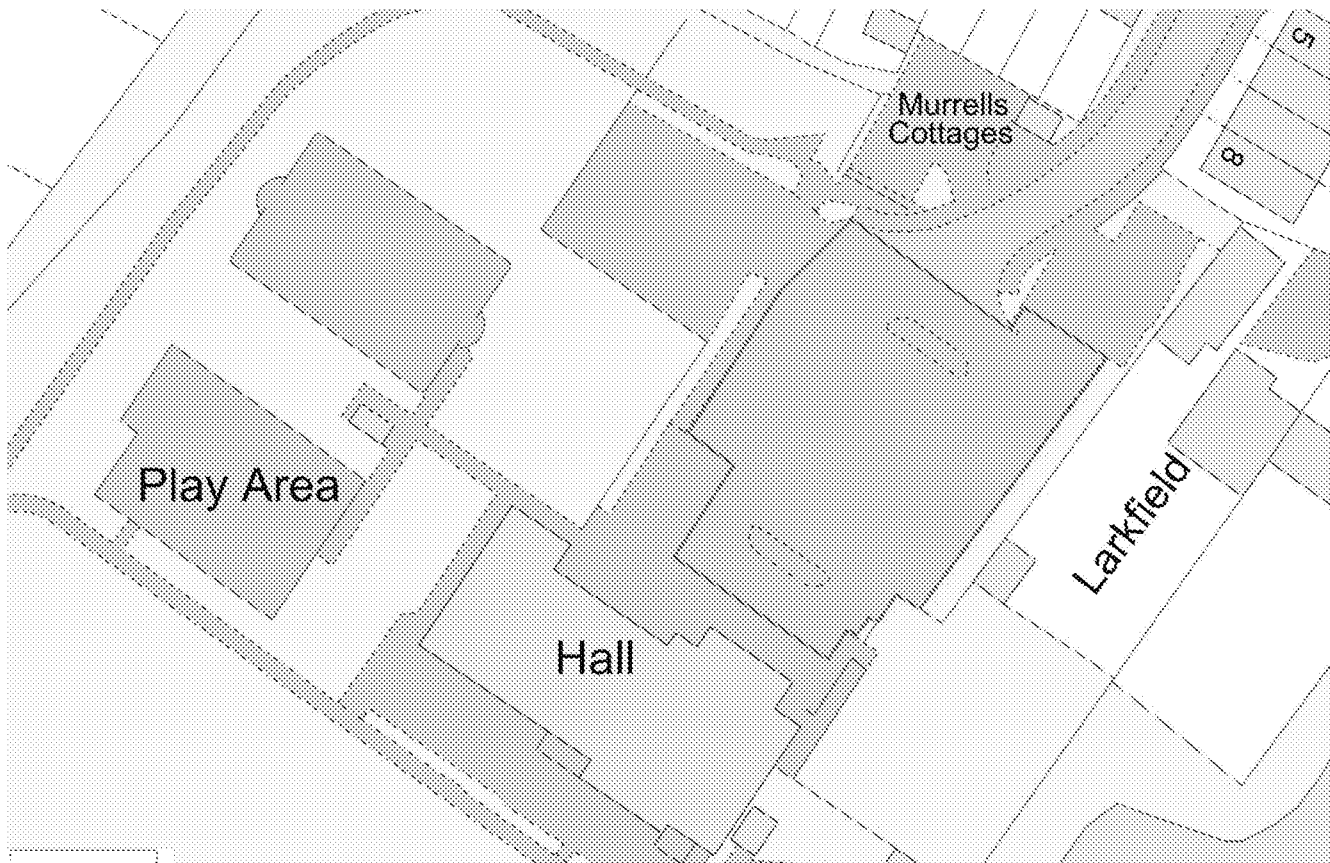
This plan has been directly referenced from the latest technical SuDS guidance within the CIRIA Report C753 The SuDS Manual (2015) and other applicable guidance.

2 SuDS Design

The installed SuDS system at this development are the responsibility of Barnham Parish Council and their appointed Management Company Barnham Community Trust.

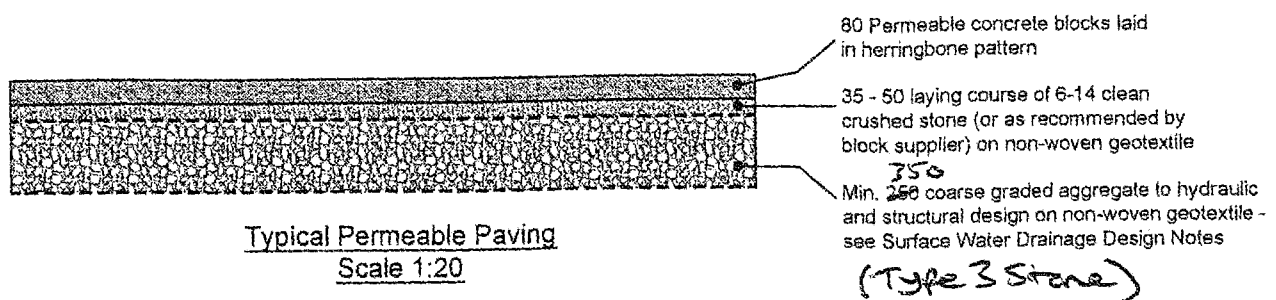
Following installation and after transfer, the carpark SuDS are to be maintained in perpetuity by the Management Company and shall ensure that it or any contractor employed by it carries out periodic maintenance of all such SuDS in accordance with the schedules listed in this report. Inspection checks shall be carried out by a qualified and competent person, at the minimum intervals listed within the schedules and the appropriate work carried out.

The SuDS comprises permeable paving in the area outline in red on the following block plan:-



The 'islands' shown with dotted outlines will be remaining and are gravel infilled to enable water to permeate into the SuDS.

The carpark is to be constructed using permeable block paving discharging into a permeable stone sub base as shown in section diagram below:



3 Permeable Block Paving Management & Maintenance

Regular Maintenance Requirements:

- Sweeping
- Regular brushing and vacuuming (to be carried out by a specialist contractor)

Regular inspection and maintenance is important for the effective operation of permeable pavements and should be inspected regularly, preferably during and after heavy rainfall to check effective operation and to identify any areas of ponding.

Permeable block paving needs to be regularly cleaned of silt and other sediments to preserve infiltration capability and should have a minimum of three surface sweepings per year.

A brush and suction cleaner, which can be a lorry-mounted device or a smaller precinct sweeper, should be used and the sweeping regime should be as follows:

1. End of winter (April) – to collect winter debris.
2. Mid-summer (July/August) – to collect dust, flower and grass-type deposits.
3. After autumn leaf fall (November).

Care should be taken in adjusting vacuuming equipment to avoid removal of jointing Material and any lost material should be replaced.

To ensure the continual optimal performance of the permeable paving, it is recommended that the following maintenance should be carried out:

The following guidelines are offered as an initial regime, but maybe either increased or decreased depending on the local environment and any external contributing factors:

- A visual inspection of the paving may be carried out on a regular basis. This will confirm the effectiveness of the agitation maintenance due to variations between sites and allow any refinement of the regular agitation activity if necessary.
- The paving should be agitated (e.g. brushed, vacuumed, etc.) at least twice a year. This is to ensure no vegetation of any sort is allowed to grow and develop in the joints. Ideally, this activity should be carried out in the spring and autumn seasons.
- The paving should be inspected after any heavy precipitation to ensure no displacement of any organic matter onto the surface of the pavement. For winter maintenance, the controlled use of de-icing may be used without causing significant detrimental effects towards the permeable pavements performance. When used carefully, the use of these chlorides will not result in an increase in the chloride levels in the local ground.
- Weed growth – when sedimentation occurs in areas of permeable paving then there is the potential for weed growth, this will typically occur where there are overhanging trees or soft landscaping slopes down on to the paving or in areas which do not receive over run from vehicles particularly frequently. Weeds can be removed from the surface through the controlled application of proprietary non-persistent contact herbicides. Those containing Glyphosate are the most suitable.

Glyphosate based herbicides are the most common for general-purpose use, they are most effective on grasses and perennial weeds with non-woody stems. Weeds should be sprayed when they are actively growing, in dry but not sunny conditions, so that the Glyphosate will go down to the root and kill the weed completely. Glyphosate will be neutralized upon contact with the ground, which makes it safe to plant in the area soon after treatment. It is available ready mixed or as a concentrate.

Life-cycle Maintenance

Depending on the amount of usage and the environment the permeable pavement has received and been exposed to, the laying course material may require either replacement or cleaning after a 25 to 30-year period. This would be evident if the infiltration rate of the paving became prolonged, allowing ponding to develop.

Should this occur, the uplifting and cleaning (or replacing, depending on the costings of the activity) of the laying course maybe considered.

The laying course material, jointing and blocks may be reused (once cleaned), minimising costs.

If reconstruction is necessary, the following procedure should be followed:

1. Lift surface layer and laying course.
2. Remove any geotextile filter layer.
3. Inspect sub-base and remove, wash and replace if required.
4. Renew any geotextile layer.
5. Renew laying course, jointing material and concrete block paving.

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.