

SuDS Maintenance & Management Plan

16 Worthing Road, Ferring, BN16 1AZ

Client

Randall & Chishall Construction Ltd
19 First Avenue
Worthing BN16 1AZ
Ref: 7338A

Consulting Engineers

GTA Civils & Transport Ltd
66a Church Walk
Burgess Hill
West Sussex
RH15 9AS

1.0 INTRODUCTION

This document has been prepared for Randall & Chisnall Construction Ltd in relation to a proposal at 16 Worthing Road, Ferring, BN16 1AZ.

The document is a SuDS Maintenance & Management Plan to address Pre-commencement Condition 11 of Application Ref: EP/121/17/PL as approved by Arun District Council.

The Site Drainage plan to which this document refers is contained in the Appendix.

No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.

2.0 MAINTENANCE RESPONSIBILITIES

The maintenance responsibilities within this report relate to the SuDS (Sustainable Urban Drainage System) only, which comprises a total infiltration permeable paving system covering the entire front car park/driveway area. The permeable paving system drains the proposed building and the driveway itself.

As this element of the system is shared drainage, its maintenance requirements will be contracted out to an Estate Management company.

The Estate Management Company will seek half-yearly financial contributions (in the form of service charges) from the leaseholders/owners of the development to include for the regular costs of the maintenance of the site drainage. A separate sinking fund will be maintained to provide for the anticipated replacement cost of the major components at the end of the manufacturer's design life and regular maintenance costs in the unlikely event of the Estate Management Company (or any subsequent Estate Management Company) being no longer able to fulfil its duties. These funds are to be held in bank client accounts kept separate from the bank account of the Estate Management Company.

3.0 MANAGEMENT OF SPILLAGE

The Environment Agency would prefer all spillages on any vehicular surface to be contained to prevent any downstream contamination. However, this cannot always be achieved, depending on the nature of the spillage. In all circumstances involving the spillage of substances on a roadway, it is important that the Environment Agency are notified as soon as possible so that they can provide advice and take appropriate action.

Prompt action following a spillage can prevent or reduce its affects, whilst inappropriate action may cause or worsen the pollution effects.

In the event of a spillage on the shared vehicular surface, it is the responsibility of the Property Maintenance company's staff to clear up any spillage before it enters the drainage system. The primary method of dealing with any spillage of hydrocarbons should be to use sand to soak up the leak and prevent any hydrocarbons entering the drainage system. Once sand has been contaminated it should not be washed into the drainage system but disposed of by a Licensed Contractor.

4.0 PERMEABLE SURFACING

Maintenance Schedule	Required action	Typical frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	Remove sediment from surface water chamber sumps and ensure orifice plates protection grill is free of debris.	Annually, or as required
	Brushing of driveway	Weekly, or as required
Monitoring	Pressure jet the distribution blocks from the nearest manhole to ensure free flowing.	Every 5 years or as required.
	Inspect for evidence of poor operation and/or weed growth – if require, take remedial action.	Three-monthly, 48 hours after large storms first six months.

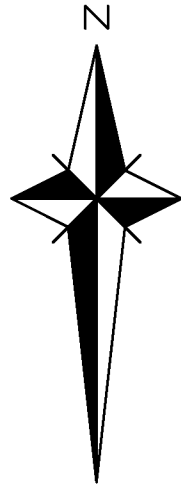
5.0 CATCHPITS & CHANNELS

Schedule	Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	6 Monthly intervals.
	Common car park & other hard standing areas to be swept clear of debris, to prevent possibility of blockages to the receiving drainage systems.	Weekly.
	Debris removal from gullies & silt pits, channel drains (where may cause risks to performance).	6 Monthly intervals, after autumn leaf fall, or as required based on specific observations.
	Lift and inspect receiving manholes from new dwellings within public areas to check for any blockages.	Monthly.
Remedial Actions	Repair any damaged gully gratings or silt pit covers.	As required.

	Replace / fix any loose channel drain covers.	As required.
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Second Issue: 02 June 2020

APPENDIX – SITE DRAINAGE PLAN



P1		INITIAL ISSUE	06.05.20	JR	MR
Rev		Amendments	Date	Dsn	Chk
Status PRELIMINARY					
Client RANDALL & CHISNALL CONSTRUCTION LTD					
Architect FOLKES ARCHITECTS					
Project 16 WORTHING ROAD FERRING, BN16 1AZ					
Title SITE DRAINAGE					
Date MAY 2020		Scale @ A1 1:100			
Clients Ref.		Project Ref.			
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