



COLE EASDON
CONSULTANTS

Technical Note - 6470/01

Project Title:	Proposed Residential Development, 58 Ferringham Lane, Ferring				
Project No.:	6470	Date:	September 2018	Issue No.:	1
Title:	SuDS Maintenance Plan				
Written By:	L. Smith BSc	Checked By:	N. Parajuli MEng	Authorised By:	R. Bowley BSc CEng MCIWEM

1.0 INTRODUCTION

- 1.1 This *SuDS Maintenance Plan* has been prepared by Cole Easdon Consultants (CEC) in relation to the proposed development at 58 Ferringham Lane, Ferring (Application Reference: FG/27/18/PL).
- 1.2 The report details the Sustainable Drainage Systems (SuDS) and other pollution prevention measures incorporated within the site to ensure no significant risks to the receiving water environment (underlying geology).

2.0 POLLUTION PREVENTION MEASURES

- 2.1 Runoff from the development roof areas is relatively uncontaminated whilst runoff from lightly trafficked driveway is considered a low risk for contamination. Runoff will pass through appropriate pre-treatment devices (trapped ACO type channels and silt chambers) prior to entering the SuDS devices, with further infiltration/filtration occurring within the permeable layer and surrounding geotextiles. An adequate buffer zone (at least 1m) will be maintained above the potential groundwater table which provides further protection to the groundwater.
- 2.1 On site infiltration testing has been carried out during August 2018 by Ashdown Site Investigation Limited which indicated the ground is suitable for infiltration within the underlying River Terrace deposits. Ground water was also located 4.0m below ground level.

3.0 SUDS MAINTENANCE PLAN

- 3.1 Maintenance for cellular soakaways should be carried out as outlined within the *C753 The SuDS Manual* (CIRIA, November 2015), as explained below.

Bristol & Swindon

Head & Registered Office: Unit 2, York House, Edison Park, Dorcan Way, Swindon, Wiltshire, SN3 3RB

Incorporated in UK as Cole Easdon Consultants Ltd No. 202 7005

Page 1 of 3

QMF 12.29
Issue 3

Technical Note - 6470/01

Table 3.1 -Soakaway Operation and Maintenance Requirements

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect for sediment and debris in pre-treatment devices and floor of inspection tube or chamber and inside of concrete manhole rings	Annually
	Cleaning of gutters and any filters and downpipes	Annually (or as required based on inspection)
	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 inspection tube or chamber and inside of concrete manhole rings	As required based on inspection
Remedial Actions	Reconstruct soakaways and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
	Replacement of clogged geotextile	As required
Monitoring	Inspect silt traps and note sediment accumulation rate	Monthly in the first year and then annually
	Check soakaways to ensure emptying is occurring	Annually

4.0 FUTURE MANAGEMENT/MAINTENANCE PROVISION

- 4.1 The drainage system including the proposed SuDS are to be constructed, managed and maintained by the developer, Summerdown Home Ltd, until all the flats are sold on long leases, after which they will be onward transferred to a Management Company in an arrangement as detailed below.
- 4.2 Prior to marketing of the completed development, the freehold interest will be transferred to a newly formed Management Company and on completion of each sale of a flat, each purchaser will receive equal shares in the Management Company. The Management Company will have the right and the express obligation to manage and maintain the surface water drainage system in accordance with this report.

Bristol & Swindon

Head & Registered Office: Unit 2, York House, Edison Park, Dorcan Way, Swindon, Wiltshire, SN3 3RB

Incorporated in UK as Cole Easdon Consultants Ltd No. 202 7005

Page 2 of 3

QMF 12.29
Issue 3

Technical Note - 6470/01

- 4.3 The lease of each flat will contain covenants obliging then owner to contribute a fair proportion of the costs of managing, servicing and maintaining all the common areas and systems of the development including the surface water drainage systems.
- 4.4 The long leases will include remedies for non payment of the costs associated with maintenance and management of the surface water drainage system, including ultimately the right for the Management Company to forfeit a lease in the event of continued non-payment by a leaseholder.
- 4.5 Therefore the Management Company's rights to maintain the drainage system will be entirely enforceable against the long lease owners of the flats.

Cole Easdon Consultants Limited
September 2018

Bristol & Swindon

Head & Registered Office: Unit 2, York House, Edison Park, Dorcan Way, Swindon, Wiltshire, SN3 3RB
Incorporated in UK as Cole Easdon Consultants Ltd No. 202 7005

Page 3 of 3

QMF 12.29
Issue 3