

SuDS Maintenance Schedule

Land East of Commonmead Barn, Pagham

Rev – 3

Reference C3552

Date 11th May 2026

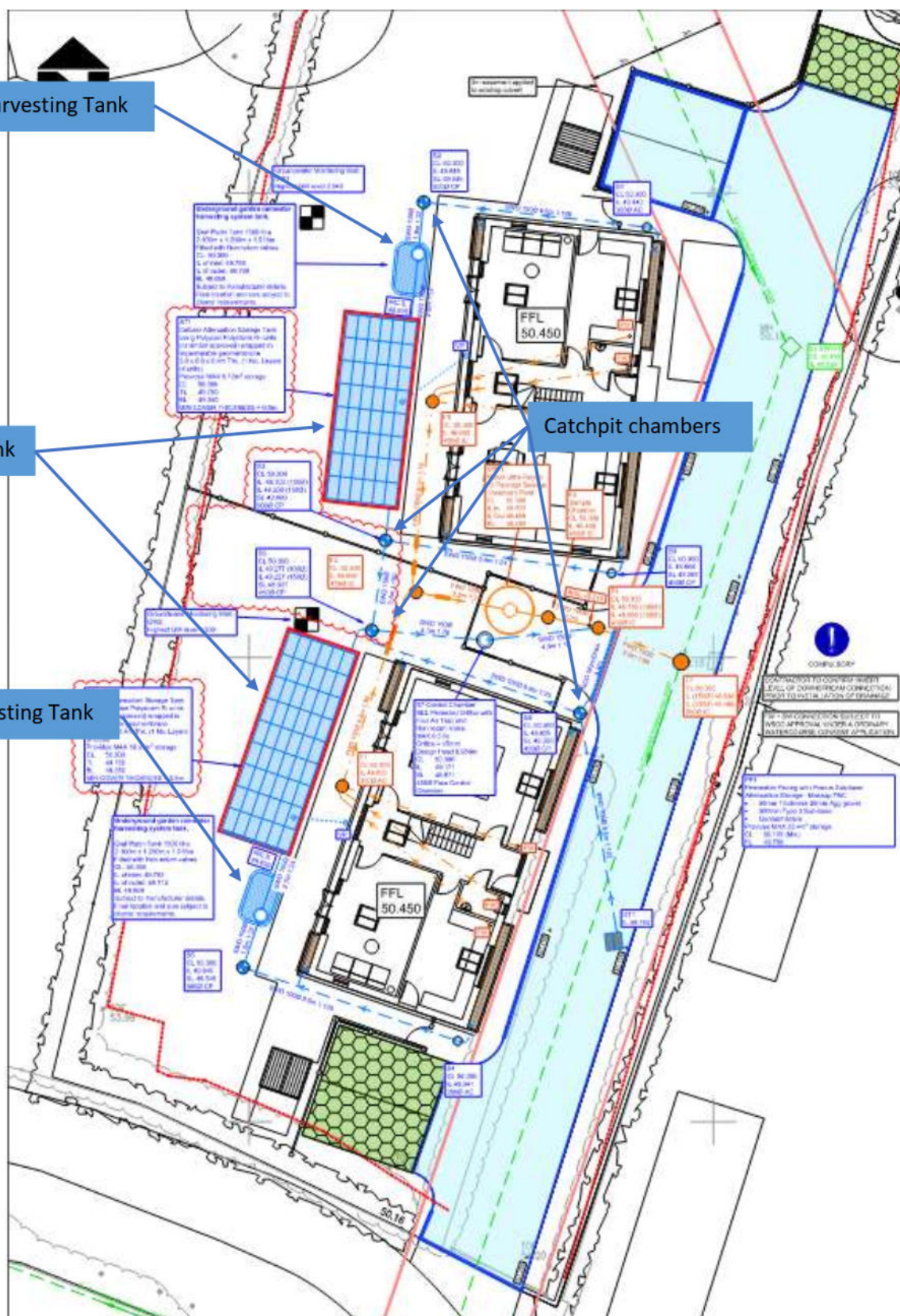
Revision	Date of Issue	Comments	Prepared By	Checked By
P1	01/12/2025	Initial Issue	LH	CS
2	04/03/2026	Revised to include attenuation tanks	LH	CS
3	11/05/2025	Revised	LH	CS

1 Maintenance

1.1 Introduction

- 1.1.1 During construction, the Contractor will be responsible for maintaining the drainage and SuDS (Sustainable Drainage Systems). Upon handover, the occupiers will take on the responsibility of these duties as laid out in this report. The maintenance schedule for the proposed development will be split down into two separate categories; SuDS features and regular private drainage.
- 1.1.2 The surface water runoff from roof areas are to discharge directly into the SuDS planters on site prior to entering the rest of the drainage network which discharges into a culverted watercourse within the access of the site. The watercourse discharges into an open ditch to the south of the site.
- 1.1.3 The SuDS planters provide treatment to the runoff and also act as a natural filter for leaves, silt and other debris to stop it entering the drainage network. The system also utilises rainwater harvesting which is fitted with its own filter system and allows for the re-use of rainwater within external areas of the site. In addition to the above features, the system also utilises an attenuation tank which is a plastic crate system installed below ground that is wrapped in an impermeable material to hold water during larger storm events. These are required as the discharge rate from the site is restricted to reduce risks of flooding downstream.
- 1.1.4 The access road is constructed from a permeable surface which allows runoff to discharge below ground into the sub-base of the system. This runoff is then discharged into the rest of the drainage network alongside roof area runoff.
- 1.1.5 Should these features not be maintained correctly, the site will be at risk of flooding and will potentially cause damage to property on site.

Rainwater Harvesting Tank



Attenuation Tank

Catchpit chambers

Rainwater Harvesting Tank

1.2 SuDS at Land East of Commonmead Barn, Pagham

1.2.1 As listed above, in section 5.1.2, the SuDS features used on site will be **Permeable Paving, Rainwater Harvesting and Bio-retention planters**

1.2.2 The SuDS features have been designed for easy maintenance and comprise:

- Regular Day-to-Day care – litter collection, regular gardening to control vegetation growth and checking inlets where water enters the SuDS features
- Occasional tasks – checking the SuDS features and removing any silt that builds up in the SuDS feature
- Remedial work – repairing damage where necessary
-

1.3 SuDS Drainage Maintenance Specification

1.3.1 Rainwater Harvesting Tank

In order to maintain the functioning of the rainwater harvesting tanks, the following maintenance requirements should be adhered to:

Operation and maintenance requirements for rainwater harvesting tanks		
Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Ensure that all inlets and outlets are clear of debris and blockage	Weekly
	Remove debris inlets and outlets	Weekly
	Inspect first flush diverter to ensure it is working correctly and not clogged	Weekly – Clean if necessary
	Clean Filter screens	Monthly – Replace if damaged
	Inspect the tank for sediment build-up and any signs of algae	Monthly
	Inspect roof and gutters and clear of all debris	Every 3 months
	Inspect pump for any signs of wear or damage and test to ensure it is functioning correctly	Every 3 months
	Check bottom of the tank for sediment build-up and clear if necessary	Every 6 months
	Ensure all downpipes are clear and functioning correctly and clear if necessary	Every 6 months
	Test water	Every 6 months
	Thorough tank cleaning – drain tank, scrub interior and rinse	Annually or as required
	Service the pump and filtration system and replace any worn parts	Annually
	Inspect overflow to ensure it is working correctly and clear any obstructions	Annually
	Monitor Water levels	Annually
	Inspect for pests e.g mosquitoes and take measures to prevent	As required
Monitoring		

1.3.2 Permeable Paving

In order to maintain the functioning of the permeable paving, the following maintenance requirements should be adhered to:

Table 21.3 Operation and maintenance requirements for permeable paving		
Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required take remedial action	Three-monthly, 48h after large storms in first six months
	Inspect silt accumulation rate and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

1.3.3 Bio retention systems

In order to maintain the functioning of the bio retention systems, the following maintenance requirements should be adhered to:

Table 18.3 Operation and maintenance requirements for bio retention systems		
Maintenance Schedule	Required Action	Typical Frequency
Regular Inspections	Inspection infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain (if appropriate) to determine if maintenance is necessary	Quarterly
	Check operation of underdrains by inspection of flows after rain	Annually
	Assess plants for disease infection, poor growth, invasive species etc and replace as necessary	Quarterly
	Inspect inlets and outlets for blockages	Quarterly
Regular maintenance	Remove litter and surface debris and weeds	Quarterly (or more frequently for tidiness or aesthetic reasons)
	Replace any plants, to maintain planting density	As required
	Remove sediment, litter and debris build-up from around inlets or from forebays	Quarterly to biannually
Occasional maintenance	Infill any holes or scour in the filter medium, improve erosion protection if required	As required
	Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch	As required
Remedial actions	Remove and replace filter medium and vegetation above	As required but likely to be > 20 years

1.3.4 Attenuation Tank

In order to maintain the functioning of the attenuation tank, the following maintenance requirements should be adhered to:

Operation and maintenance requirements for attenuation tanks		
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, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae, or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from per-treatment structures and/or internal forebays	Annually, or as required
Remedial Actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents, and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

1.4 General Drainage Maintenance Specification

1.4.1 Inlet Structures and Inspection Chambers

- Inlet structures such as rainwater downpipes, road gullies and channel drains should be free from obstruction at all times to allow free flow through the SuDS
- Inspection Chambers and Rodding Eyes are used on bends or where pipes come together. They allow access and cleaning to the system if necessary.

Inlet Structures and Inspection Chambers	
Regular Maintenance	Frequency
Inlet Structures Inspect rainwater downpipes, channel drains and road gullies, removing obstructions and silt as necessary. Check that there is no physical damage. Trim vegetation 1m min surround to structures and keep area free from silt and debris	Monthly
Inspection Chambers and below ground control chambers. Remove cover and inspect, ensuring that the water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in Autumn	Annually
Occasional Maintenance Check topsoil levels are 20mm above edges of chambers to avoid mower damage.	As necessary
Remedial Work Repair physical damage if necessary	As required

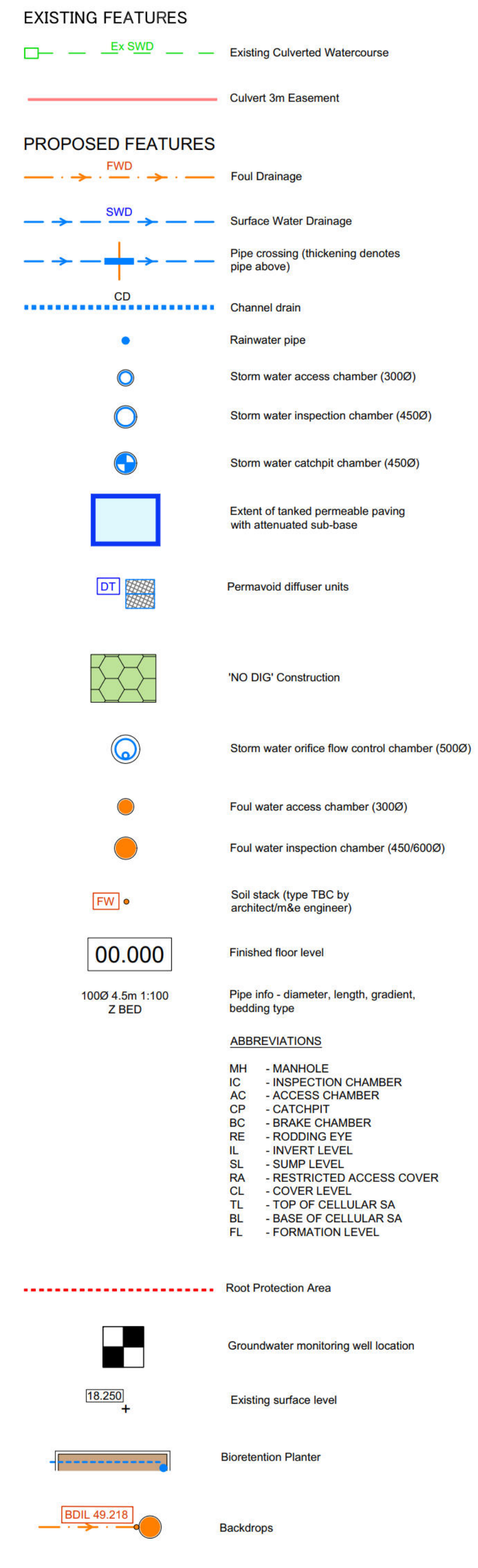
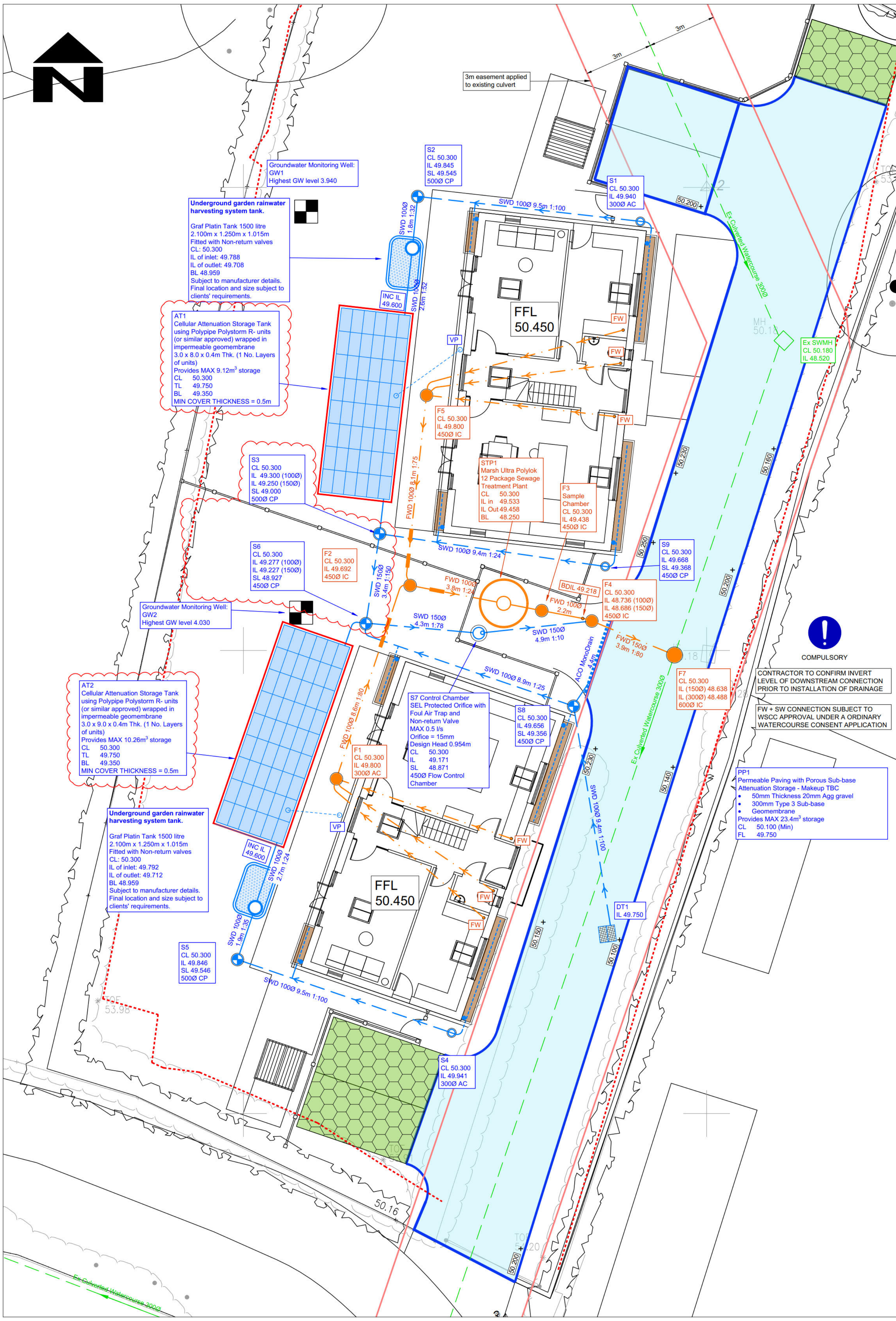
1.4.2 Below ground drainage pipes

- Below ground drainage pipes convey water to the SuDS system. They should always be free from obstruction to allow free flow.

Below Ground Drainage Pipes	
Regular Maintenance	Frequency
Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months then annually
Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
Remove sediment from pre-treatment inlet structures and inspection chambers.	Annually or as required
Maintain vegetation to designed limits within the vicinity of below ground drainage pipes and tanks.	Monthly or as required
Remedial Work	
Repair physical damage if necessary	As required
Monitoring	
Inspect all inlets, outlets and vents to ensure that they are in good conditions and operating as designed.	Annually
Survey inside of pipe runs for sediment build up and remove if necessary.	Every 5 years or as required

2 Appendices

Appendix A – Approved Planning Drawings



Site Specific Notes

- The proposed scheme consists of the construction of 2 No. dwelling with associated parking and access.
- The British Geological survey website confirms the geology on site to be made up of London Clay formation and River terrace deposits, which are comprised of Sand, Silt and Clay.
- An infiltration test to BRE365 was undertaken on site by UNDA which recorded a worst case infiltration rate of 5.04x10⁻³m/s which is deemed a fair rate; however, groundwater was recorded at a depth of 1.02m bgl which rules out the use of conventional soakaways due to Arun DC policies restricting the use of soakaways if there is groundwater within 1m of the base of the soakaway.
- It is therefore proposed that all surface water runoff is discharged into the existing culverted watercourse which runs across the site at a restricted rate of 0.5/s. The surface water networks will make use of geocellular attenuation tanks in order to cater for the 1 in 100-year +45% storm + 10% urban creep.
- It is proposed that the access road and parking areas are to be constructed from a tanked permeable surface which will act as blanket attenuation. Diffuser units are to be fitted to allow runoff to discharge into the remainder of the surface water network.
- All storage volumes and flow controls are designed to the critical 1 in 100 year storm event plus an allowance of 45% for the predicted effects of climate change + 10% Urban creep.
- The foul water is to be treated via a new package treatment plant and all treated effluent runoff is to discharge into the culverted watercourse.

- STANDARD DRAINAGE NOTES**
- DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
 - ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
 - ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
 - BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
 - ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER, IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
 - COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
 - ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA.
 - ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS95 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911:PART 1.
 - ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
 - ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
 - ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
 - THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWINGS CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
 - STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
 - IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
 - NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
 - ALL EXISTING MANHOLE COVER'S, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT.
 - UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION.
 - PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
 - MANHOLE AND CHAMBER COVER GRADES:
 - 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
 - 'B125' IN ALL DRIVEWAYS
 - 'C250' IN PRIVATE PARKING AREAS
 - 'D400' IN CARRIAGEWAY/ACCESS ROAD

Prefixes to drawing numbers shall signify the following:-

PL = PLANNING	Shall not be used for contract or construction purposes
P = PRELIMINARY	Shall not be used for contract or construction purposes
T = TENDER	Shall not be used for construction purposes
C = CONSTRUCTION	These are the only drawings that shall be used for construction purposes
R = RECORD	Record of actual completed work

5	28.04.26	ADJUSTED TO REDUCE OVERALL DISCHARGE RATE. CHANGED ORIFICE CHAMBER TO VORTEX FLOW CONTROL INCREASE STORAGE TO SUIT.	LH	CS	CS
4	04.03.26	REVISED TO REMOVE INFILTRATION AND REDUCE DISCHARGE RATE CHANGES	LH	CS	CS
P3	03.12.25	REVISED TO INCLUDE RWHT	LH	CS	CS
P2	07.10.25	REVISED TO SUIT PAVING AS STORAGE	LH	CS	CS
P1	10.09.25	REVISED TO NEW SITEPLAN	LH	CS	CS
P-	15.05.25	PRELIMINARY ISSUE	LH	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP

Consulting Civil Engineers

CLIENT

HOWARD PHILLIPS

ARCHITECT

JJR DESIGNS LTD

JOB TITLE

LAND EAST OF COMMONMEAD BARN PAGHAM

DRAWING TITLE

DRAINAGE LAYOUT

DRAWN	ENGINEER	CHECKED	APPROVED
LH	C SLADE	CS	CS

DATE

MAY 2025

SCALE @ A1

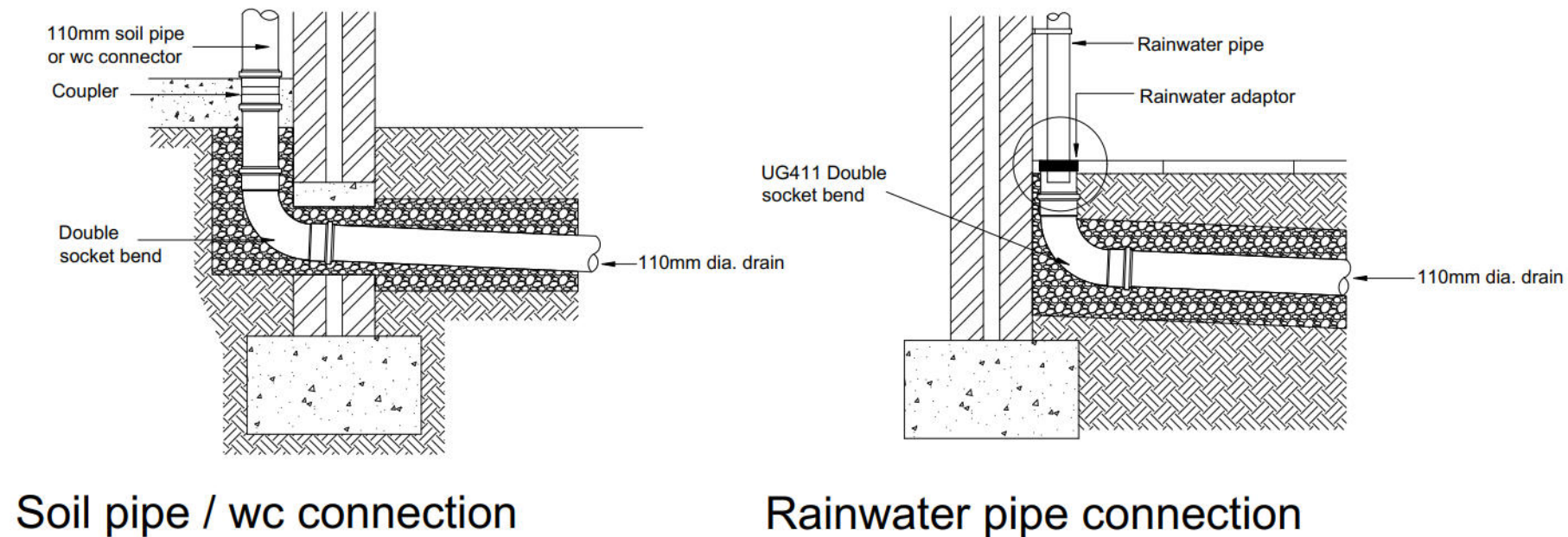
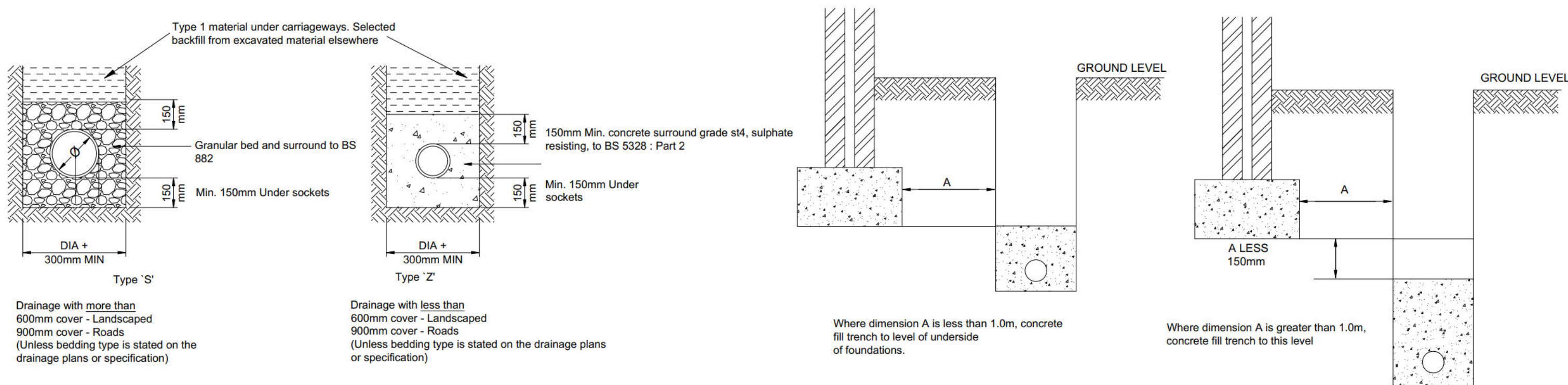
1:100

JOB No.	STATUS	DRAWING No.	REV.
C3552	P	101	5

FOR PLANNING ONLY

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
ORDINARY WATERCOURSE APPROVAL



Pipe bedding details in private Areas

Pipes near buildings

Pipes near buildings

Attenuation tank using polystorm-r geomodular units trafficked areas

300mmØ SHALLOW INSPECTION CHAMBER DETAIL

460mmØ POLYPIPE BASIC SILT TRAP DETAIL

Bio-Retention Planter

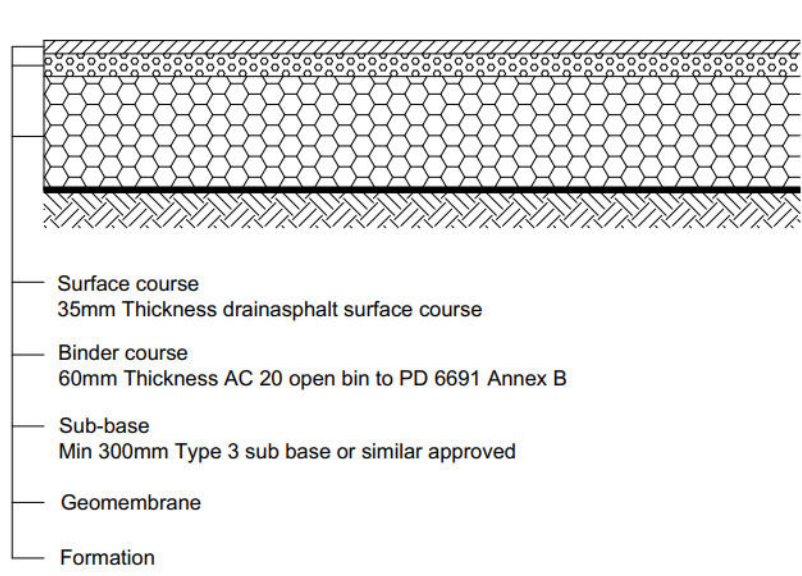
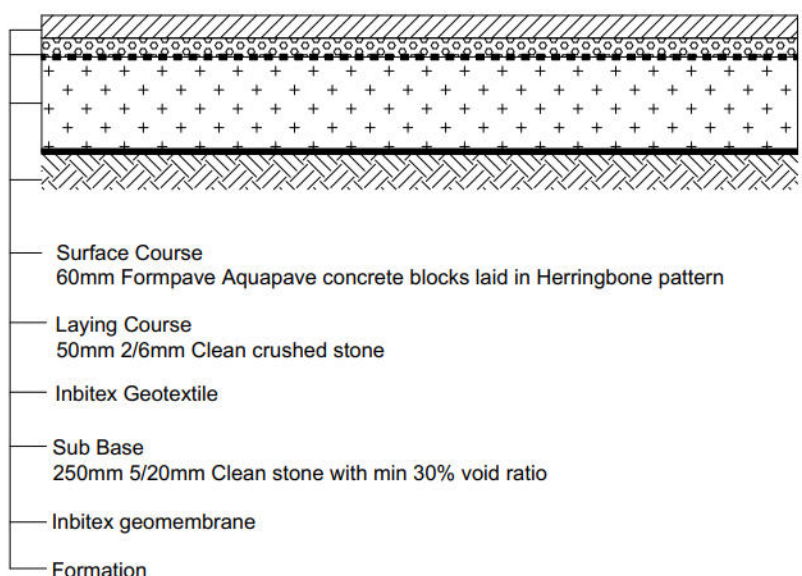
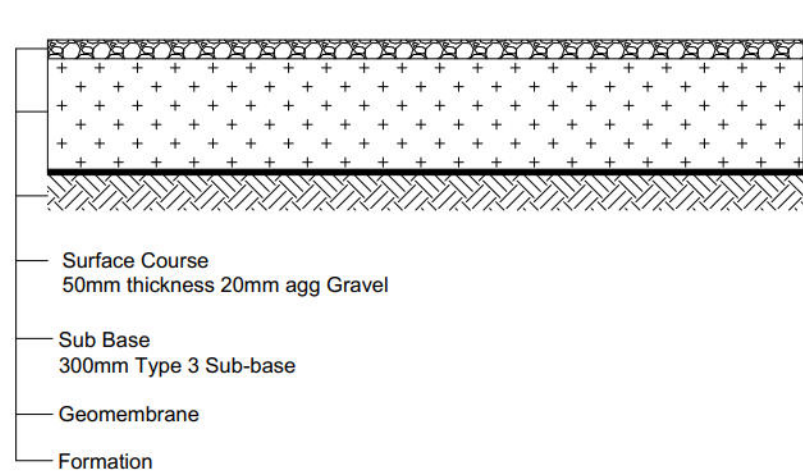
Typical 'no dig' access road construction

460mmØ INSPECTION CHAMBER DETAIL

Formpave Diffuser tank construction

Backdrop connection to PPIC with vertical rodding point

CONRAFLOW 500 WITH FOUL AIR TRAP



Infiltrating Gravel Car Parking area construction

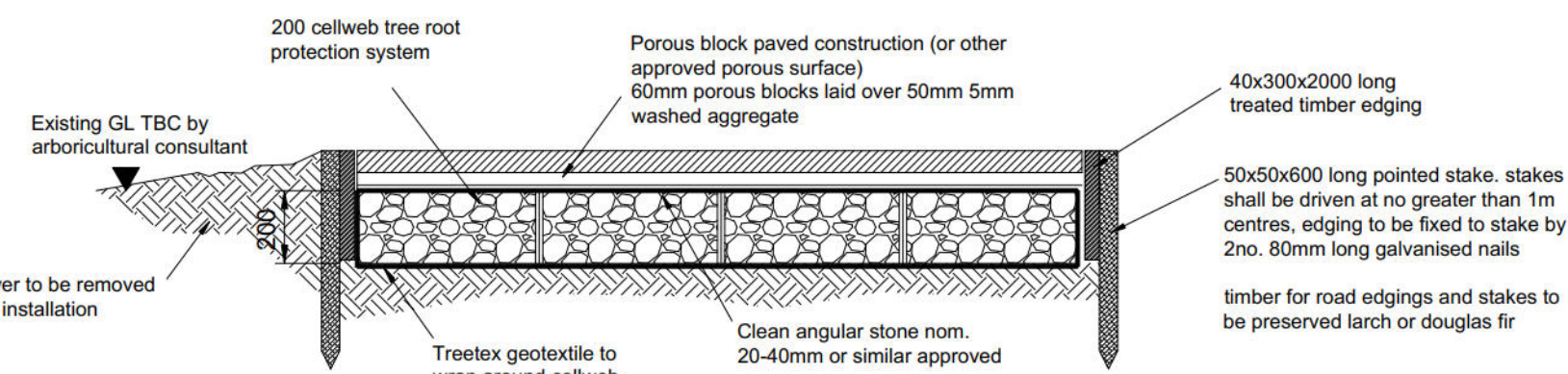
Formpave permeable block paving private driveway construction

Permeable asphalt construction

PERMEABLE PAVED CONSTRUCTION TBC BY CLIENT

1:20

All storage tank drainage works shall be carried out in accordance with the specifications, method statements and recommendations of Polypipe



subject to detailed design by geosynthetics ltd to be installed in accordance with geosynthetic ltds installation guide and specification

REV		DATE	DESCRIPTION	BY	CHK	APP
p1	04.03.26	REVISED TO SUIT DRAINAGE LAYOUT	LH	CS	CS	
P-	15.05.25	PRELIMINARY ISSUE	LH	CS	CS	
REV						

REV		DATE	DESCRIPTION	BY	CHK	APP
p1	04.03.26	REVISED TO SUIT DRAINAGE LAYOUT	LH	CS	CS	
P-	15.05.25	PRELIMINARY ISSUE	LH	CS	CS	
REV						

 cgs civils Consulting Civil Engineers				
CLIENT: HOWARD PHILLIPS				
ARCHITECT: JJR DESIGNS LTD				
JOB TITLE: LAND EAST OF COMMONMEAD BARN PAGHAM				
DRAWING TITLE: CONSTRUCTION DETAILS				
DRAWN: LH	ENGINEER: C SLADE		CHECKED: CS	APPROVED: CS
DATE: MAY 2025		SCALE @ A1: 1:20		
JOB No: C3552	STATUS: P	DRAWING No: 301		REV: P1

SEL Environmental LTD
Phone: 01254 589987
Email: sales@selenvironmental.com

FOR PLANNING ONLY

