

Development at Rustington Convalescent Home, Sea Road, Rustington
Project ref: 11659

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DRAINAGE MAINTENANCE DOCUMENT

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1.0 PREVENTION OF POLLUTION

1.1 Maintenance

It is the responsibility of the site owner to ensure the Drainage Infrastructure is maintained in accordance with this Drainage Infrastructure Maintenance Plan.

1.2 Contamination or Dilution of Spillage

The Environment Agency would prefer all spillages on any highway 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 the highway 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 design of the drainage on this site, a number of measures have been put in place to prevent any pollution entering the groundwater.

In the event of a spillage on site it is the responsibility of the Management 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.

1.3 Pollution Control

Designated hardstanding areas across the site are to be permeable, which will drain to the attenuation system and thereafter conveying surface water to the existing ditch. A full retention tank system will be required due to the network discharging into an ordinary watercourse. The deep substrate of granular fill for the permeable surfaced areas will also provide filtration at the source of the oil pollutants in any case.

1.4 Environment Agency – Emergency Contact Number

In the event of a spillage the Environment Agency should be contacted to notify the event and seek advice. The Environment Agency Incident Hotline is **0800 80 70 60 (Freephone 24hrs)**.

2.0 SURFACE WATER DRAINAGE

2.1 Pipes, Chambers and Silt Traps

Inspection Frequency: First 2 years of occupation – Monthly
Then annually

Maintenance Requirements:

Carry out visual check of all inspection chambers and manholes to ensure all pipes are clear and freeflowing. If not, clean out by rodding or jetting or removing silt from catchpits.

2.2 Permeable Paving

TABLE 20.15 Operation and maintenance requirements for pervious pavements

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 50 mm of the 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, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

2.3 Discharge onto the Public Highway

As the site levels are lower than the existing highway (Sea Road), there is no likelihood of surface water discharge onto the public highway.

3.0 FOUL DRAINAGE

3.1 General: Pipes/Chambers/Manholes

Inspection Frequency: Annually for first 2 years after occupation then every 5 years (gravity system)

Maintenance Requirements:

Visual Inspection of Chambers & Manholes should be completed, and any signs of blockage / waste build up should be jet washed or removed by a Licensed Effluent Disposal Contractor.

A CCTV Drainage Survey should be completed every 10 Years and any of blockage / waste build up should be jet washed or removed by a Licensed Effluent Disposal Contractor.

APPENDIX A Maintenance Timetable

Item	Visual Inspection	Cleanse / De-sludge	CCTV Survey	Responsibility for maintenance	Comments
Foul Drainage System (pipework, chambers)	Annually for first 2 years after occupation, then every 5 years	Every 10 years	Every 10 years	Management Company	Cleansing to be carried out as necessary
Surface Water Drainage System (pipework, chambers)	Monthly for first 2 years after occupation Then annually	Every 10 years	Every 10 years	Management Company	Cleansing to be carried out as necessary
Pipe inlets	Monthly for first 2 years after occupation Then annually	Every 5 years or as required	Every 5 years	Management Company	Cleansing/de-silting to be carried as necessary.
Permeable Paving	Annually	Annually	n/a	Management Company	Lift blocks and remove sand bedding; replace and re-bed paving – currently recommended by manufacturers every 20 years

Maintenance will be managed by the appointed Management Company and funded via management fees paid by the homeowners.

A Licensed Waste Removal Contractor should be appointed to carry out any Cleansing and/or Removal as it is likely that materials will be contaminated.