



**Arundel Road,
Fontwell**

SuDS Operations & Maintenance Manual

Prepared by:

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Revision	Description	Date	Initials
O	Initial issue	September 2020	KN

1.0 INTRODUCTION

1.1 The SuDS Philosophy

- 1.2 Sustainable Drainage Systems (SuDS) are a collection of water management practices that aim to align modern drainage systems with natural water processes. SuDS are designed to mimic the natural drainage regime of an area thus minimising impact on receiving watercourses. The SuDS philosophy has been applied to the proposed development to provide a natural approach to managing the surface water drainage from the site and preventing water pollution and flooding.

1.3 SuDS Maintenance

- 1.4 Regular inspection and maintenance is important for the effective operation of the SuDS drainage features across the development.

- 1.5 The following SuDS features have been designed into the development to control the surface water run-off created through the construction of roofs, parking areas and roads.

- Permeable Pavements (block paving)
- Discharge soakaways

- 1.6 In order to ensure the continued effective operation of the SuDS features maintenance regimes have been provided for each of the above features.

- 1.7 This document has been prepared at the design stage and should be considered as part of an evolving process. Following construction as built information and drawings should be included. The post construction information should include drawings

detailing the extent and location of SuDS features together with relevant manufacturer's details.

1.8 The following maintenance regimes should be amended/updated to suit specific manufacturer's requirements for the various components installed.

1.9 The following appendices have been included to allow for additional information and records to be included post construction.

- **Appendix A** As built Information
- **Appendix B** Manufacturer's Information
- **Appendix C** Inspection Records
- **Appendix D** Maintenance Regime Monitoring and Amendments

1.10 It should also be recognised that for a maintenance regime to continue to be appropriate and fit for purpose a constant monitoring ethos should be adopted and any corrective measures implemented to ensure that the correct maintenance regimes going forward are in place. Inspection records should be kept and used as a basis for the determining the suitability of the maintenance regimes and the areas of the development requiring attention.

1.11 As a reputable developer Crayfern Homes will set up a Maintenance Management Company for the site which will undertake the requirements and obligations to ensure that the SuDS facilities are adequately maintained. The obligations of the Management Company will be funded by an annual contribution from the residents of the development. This manual will form part of the brief provided to the Management Company, who will use it to calculate fees which will be paid by residents.

- 1.12 If the Management Company were to become insolvent or was dissolved then any former director or member of the company (which would in this case be the residents) can either apply to Companies House to get the Management Company restored or make a court application to do the same. Either option can be undertaken within 6 years from the date of dissolution of the company. The process would also involve applying to the Treasury Solicitor to give up their interest in the land (as assets of dissolved companies pass to the Crown).

Wording in the estate transfer will advise that if the management company was dissolved or struck off then the residents can join together in arranging for the estate service to be carried out, subject to each resident making a contribution. At the same time as doing this the residents can agree what course of action they wish to take with the dissolved company i.e. apply to Companies House or Court to restore it.

- 1.13 At the end of the manufacturer's recommended design life for all SuDS components they shall be replaced at the Management Company expense to the satisfaction of the Planning Authority.

2.0 PERMEABLE PAVEMENTS

- 2.1 Permeable pavements have been provided around the development to infiltrate water down through the sub base and into the substrata.
- 2.2 Permeable pavements need to be regularly cleaned of silt and other sediments to preserve their infiltration capacity. Extensive experience suggests that sweeping once per year should be sufficient to maintain an acceptable infiltration rate on most sites.
- 2.3 A maintenance regime has been prepared for the development as indicated in Table 1 below.
- 2.4 Inspection reports should be kept and the maintenance regime for the permeable paving should be adjusted, if necessary, to suit ongoing site-specific circumstances as they arise.
- 2.5 A brush and suction cleaner (which can be a lorry-mounted device or a smaller precinct sweeper) should be used for regular sweeping. Care should be taken in adjusting vacuuming equipment to avoid removal of jointing material. Any lost material should be replaced. It is also possible to clean the surface using lightweight rotating brush cleaners combined with power spraying using hot water.
- 2.6 If the surface has clogged then a more specialist sweeper with water jetting and oscillating and rotating brushes may be required.
- 2.7 Proprietary permeable surfacing to be jet washed to remove sediment.

Table 1: Operation and Maintenance Requirements - Permeable 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.
	Permeable surfacing; power wash	Annually
	Empty silt traps	Once a year at the same time as the permeable paving is being cleaned.
Occasional maintenance.	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, 48hours after large storms in the first six months.
	Inspect silt accumulation rates and establish appropriate brushing frequencies.	Annually.
	Monitor silt taps.	At same frequency of permeable paving inspections.

3.0 SOAKAWAYS & CHANNEL DRAINS

- 3.1 The soakaways installed on site have been installed to assist in the reduction in the discharge rate of surface water discharge from the site and catch overland flows.
- 3.2 It is important that residents should be aware that no major planting, i.e. trees or bushes, should be planted adjacent to, or over the proposed soakaways. Residents should be issued with plans in their '*home welcome*' that accurately locates soakaways serving their property.

Table 2: Operation and Maintenance Requirements – Soakaways & Channel Drains.

Maintenance Schedule	Required Action	Typical Frequency
Regular maintenance.	Inspect for sediment and debris in pre-treatment components and floor of inspection tube.	Annually.
	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.	As required, based on inspections.
Remedial actions.	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates.	As required.
	Replacement of clogged geotextile (will require reconstruction of soakaway).	As required.
Monitoring.	Inspect silt traps and note rate of sediment accumulation.	Monthly in the first year and then annually.
	Drainage channel to be inspected	Leaves to be removed from drainage cover during the Autumn period. Channel to be cleaned annually when silt traps and pervious paving cleaned.

Appendix A

As Built drawings



- Notes:**
- All levels relate to Ordnance Datum.
 - All highway works on or adjacent to existing public highway shall be executed in accordance with the Traffic Safety Code for Roadworks and Chapter 8 of the Traffic Signs Manual.
 - All the commencement of works on site the contractor is to carry out trial pits and take with Utility Companies in order to establish the exact position of all existing statutory utility plant in the vicinity of works and take adequate precautions of their protection.
 - The Contractor is to comply fully with the CDM Regulations in the course of constructing the works.
 - Highways in the vicinity of the works must be kept free from mud, debris and dust falling from vehicles or the wheels of vehicles connected with the works.
 - All main and sewer pipes to be laid with 10% fall, unless shown otherwise. All domestic sewers shall be 100mm unless shown otherwise. Connections from gullies shall be 150mm.
 - Minimum gradient for 1000 SW is 1:100 and 1000 FW is 1:80 with one WC connected otherwise 1:50. Bedding for domestic drainage Class B. All pipe runs near buildings to comply with the Building Regulations 2010 Part H.
 - Position of soil pipes, standing wastes, wet outlets etc. are shown on the Architect's working drawings. Rainwater downpipe positions are to be checked against Architects details to ensure compatibility. Rainwater downpipes to have rodding access facilities where surface water drainage passes under buildings.
 - All concrete and concrete products to be in accordance with BRE 963 for sulphates.
 - All slab levels shown are for guidance only and may need to be adjusted on site, subject to approval by the engineer.
 - 1:50 not scale from this drawing, work only from stated dimensions or settings out details.
 - Refer to tables for manhole schedules.
 - Where paths lead towards the front door use suitable freestanding drainage system connected to surface water system as per architects details.
 - All paths to have gardens sloping away from properties otherwise intercept drains to be installed.
 - Surface water drainage connected to catch manhole prior to discharge to soakaway.
 - Soakaways to be minimum 50m from dwelling foundations and 2.0m from boundary wall foundations where possible. Boundary walls within 2.0m of soakaways to have reinforced foundations in accordance with structural engineers details.
 - Surface water drainage soakaways on designed in accordance with Environment Agency criteria and have been designed at a 1 in 100 year storm return + 4% increase for climate change and domestic areas have been increased by 10% for 'urban creep'.
 - Prior to construction of any drainage works, the Contractor is to confirm the invert level of existing sewer. Any variations from the designed level shown on the drawings shall be reported to the Engineer in advance of construction works commencing.
 - This drawing is to be used in conjunction with all relevant engineering drawings issued by Kazys Narbutas Consulting and Crayfern Homes for this site only.

- Surface Water Drainage Legend:**
- R21 - Domestic surface water drain
 - S30 - TYPE 3 - 450mm Ø with B1250/400 cover
 - ST2 - 450mm Ø S&B Trap
 - Soakaway designed in accordance with Environment Agency and Arun District Council criteria to cater for 1 in 10yr storm return and catering for 10% increase for 'urban creep'. No flooding to occur for 1 in 100yr storm with 40% allowance for climate change. Siting determined by in-situ testing in accordance with BRE963, depth of soakaway above observed water groundwater monitoring levels and at least a minimum of 5.0 metres from new dwellings.
 - ACO drainage channel
 - Highway gully

- Foul Water Drainage Legend:**
- New Type 10 manhole constructed on existing foul sewer with backdrop connection
 - Existing foul water sewer
 - Domestic foul water sewer and manholes
 - Type 3 - 450mm Ø with B1250/400 cover and frame
 - Type 4 Shallow PWC inspection chamber - 225mm Ø with A150/225 cover and frame. Invert 750mm lower than FFL unless noted otherwise

- Key:**
- Permeable block paved access road construction Road Type 1
 - Permeable block paved drive construction Road Type 2
 - Flexible Entrance Construction Road Type 3
 - S778 Surfacing Works
 - Sub surface buffer under carriageway surfacing
 - Fence
 - Direction of crossfall
 - Tree Root Protection Zone

FOUL DRAINAGE MANHOLE SCHEDULE					
REFERENCE	Cover Level (m)	Invert Level (m)	Depth to Soils (m)	Size (mm)	Cover Grade
FA	26.46	22.92-40	3.11	1200 diameter	1B D400
F1	26.40	24.10	1.100	450 diameter	3 D400
F2	26.56	24.80	1.300	450 diameter	3 D400
F3	26.13	24.58	1.540	450 diameter	3 B125
F4	26.40	25.38	1.120	450 diameter	3 B125
F5	26.56	25.20	1.210	450 diameter	3 B125
F6	26.48	25.30	1.000	450 diameter	3 B125
F7	26.50	25.40	0.900	450 diameter	3 B125
F8	26.75	25.80	0.750	450 diameter	3 B125
F9	26.60	26.30	0.700	450 diameter	3 B125
F10	27.05	26.10	0.740	450 diameter	3 B125
F11	27.10	26.23	0.717	450 diameter	3 B125
F12	27.50	26.43	0.917	450 diameter	3 B125
F13	27.70	26.43-303	0.937	450 diameter	3 B125
F14	27.60	26.70	0.900	450 diameter	3 B125
F15	26.50	27.30	0.800	450 diameter	3 B125
F51	26.65	26.30	0.900	450 diameter	3 B125
F52	26.65	26.30	0.900	250 diameter	4 A15
F53	26.65	26.30	0.900	250 diameter	4 A15
F54	26.40	26.375	0.725	450 diameter	3 B125
F55	26.40	26.70	0.900	450 diameter	3 B125
F56	26.40	26.80	0.900	250 diameter	4 A15
F57	26.40	26.80	0.900	250 diameter	4 A15
F58	26.40	26.80	0.900	250 diameter	4 A15
F59	26.75	26.10	0.900	450 diameter	3 B125
F101	27.15	26.30	0.870	450 diameter	3 B125
F102	27.15	26.50	0.900	450 diameter	3 B125
F103	27.15	26.50	0.900	250 diameter	4 A15
F104	27.15	26.70	0.900	250 diameter	4 A15
F105	27.05	26.90	0.900	250 diameter	4 A15
F106	27.05	27.10	0.900	250 diameter	4 A15
F107	27.05	27.30	0.900	250 diameter	4 A15
F108	27.05	27.40	0.900	250 diameter	4 A15
F109	27.05	27.50	0.900	250 diameter	4 A15
F110	27.05	27.60	0.900	250 diameter	4 A15
F111	27.05	27.70	0.900	250 diameter	4 A15
F112	27.05	27.80	0.900	250 diameter	4 A15
F113	27.05	27.90	0.900	250 diameter	4 A15
F114	27.05	28.00	0.900	250 diameter	4 A15
F115	27.05	28.10	0.900	250 diameter	4 A15
F116	27.05	28.20	0.900	250 diameter	4 A15
F117	27.05	28.30	0.900	250 diameter	4 A15
F118	27.05	28.40	0.900	250 diameter	4 A15
F119	27.05	28.50	0.900	250 diameter	4 A15
F120	27.05	28.60	0.900	250 diameter	4 A15
F121	27.05	28.70	0.900	250 diameter	4 A15
F122	27.05	28.80	0.900	250 diameter	4 A15
F123	27.05	28.90	0.900	250 diameter	4 A15
F124	27.05	29.00	0.900	250 diameter	4 A15
F125	27.05	29.10	0.900	250 diameter	4 A15
F126	27.05	29.20	0.900	250 diameter	4 A15
F127	27.05	29.30	0.900	250 diameter	4 A15
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F129	27.05	29.50	0.900	250 diameter	4 A15
F130	27.05	29.60	0.900	250 diameter	4 A15
F131	27.05	29.70	0.900	250 diameter	4 A15
F132	27.05	29.80	0.900	250 diameter	4 A15
F133	27.05	29.90	0.900	250 diameter	4 A15
F134	27.05	30.00	0.900	250 diameter	4 A15
F135	27.05	30.10	0.900	250 diameter	4 A15
F136	27.05	30.20	0.900	250 diameter	4 A15
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F139	27.05	30.50	0.900	250 diameter	4 A15
F140	27.05	30.60	0.900	250 diameter	4 A15
F141	27.05	30.70	0.900	250 diameter	4 A15
F142	27.05	30.80	0.900	250 diameter	4 A15
F143	27.05	30.90	0.900	250 diameter	4 A15
F144	27.05	31.00	0.900	250 diameter	4 A15
F145	27.05	31.10	0.900	250 diameter	4 A15
F146	27.05	31.20	0.900	250 diameter	4 A15
F147	27.05	31.30	0.900	250 diameter	4 A15
F148	27.05	31.40	0.900	250 diameter	4 A15
F149	27.05	31.50	0.900	250 diameter	4 A15
F150	27.05	31.60	0.900	250 diameter	4 A15
F151	27.05	31.70	0.900	250 diameter	4 A15
F152	27.05	31.80	0.900	250 diameter	4 A15
F153	27.05	31.90	0.900	250 diameter	4 A15
F154	27.05	32.00	0.900	250 diameter	4 A15
F155	27.05	32.10	0.900	250 diameter	4 A15
F156	27.05	32.20	0.900	250 diameter	4 A15
F157	27.05	32.30	0.900	250 diameter	4 A15
F158	27.05	32.40	0.900	250 diameter	4 A15
F159	27.05	32.50	0.900	250 diameter	4 A15
F160	27.05	32.60	0.900	250 diameter	4 A15
F161	27.05	32.70	0.900	250 diameter	4 A15
F162	27.05	32.80	0.900	250 diameter	4 A15
F163	27.05	32.90	0.900	250 diameter	4 A15
F164	27.05	33.00	0.900	250 diameter	4 A15
F165	27.05	33.10	0.900	250 diameter	4 A15
F166	27.05	33.20	0.900	250 diameter	4 A15
F167	27.05	33.30	0.900	250 diameter	4 A15
F168	27.05	33.40	0.900	250 diameter	4 A15
F169	27.05	33.50	0.900	250 diameter	4 A15
F170	27.05	33.60	0.900	250 diameter	4 A15
F171	27.05	33.70	0.900	250 diameter	4 A15
F172	27.05	33.80	0.900	250 diameter	4 A15
F173	27.05	33.90	0.900	250 diameter	4 A15
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F281					

Appendix B

Manufacturer's Information

Appendix C

Inspection Records

Appendix D

Maintenance Regime Monitoring & Amendments

Monitoring and Review Table

Revision	Revision Description	Date	Initials