

Surface Water Management & Maintenance Schedule

Land West of Yapton Lane, Walberton

Doswell

Ref D2426 – MMS1.0

September 2026



DOCUMENT CONTROL

Project: Land West of Yapton Lane, Walberton
Document: Surface Water Management & Maintenance Schedule
Client: **Error! Reference source not found.**
Reference: D2426-MMS1.0

Document Checking:

Author: M Akmenkalns **Date:** 25/09/2026
Checked by: L Foord **Date:** 25/09/2026
Approved by: L Foord **Date:** 25/09/2026

Status:

Issue	Date	Status	Issued by
1.0	25/09/2026	FIRST ISSUE	MJA

© Copyright BP Civils Consulting Ltd 2026

No part of this publication may be reproduced by any means without the prior permission of BP Civils Consulting Ltd.

CONTENTS

1	INTRODUCTION	5
1.1	Background.....	5
2	PROPOSED DRAINAGE STRATEGY	6
2.1	Surface Water	6
2.2	Foul Water Drainage	6
3	MANAGEMENT AND MAINTENANCE	7
3.1	Responsibility for Maintenance	7
3.2	Funding	7
3.3	Record Keeping	8
3.4	General Maintenance	8
3.5	Flow Control Chambers	8
3.6	Dry Detention Basin (Exceedance)	9
3.7	Permeable Pavements & Diffuser Units	10
3.8	Remedial/Repair Actions.....	12
3.9	Accidental Spillages.....	12
3.10	Waste Disposal	12
3.11	Health & Safety	12
3.12	Construction Phasing	12
3.13	Future Alterations to the Development	13
3.14	Emergency Procedures and Contacts	13

DRAWINGS

D2426/010-012	Proposed Drainage Plans Sheets 1-3
D2426/021	Exceedance Basin Details
D2426/022	Exceedance Drainage Sections
D2426/1000	Drainage Details Sheet 1 (Private)
D2426/1001	Drainage Details Sheet 2 (Private)
D2426/1002	Drainage Details Sheet 3 (Private)
D2426/034	S104 Foul Pump Station Sheet 1
D2426/035	S104 Foul Pump Station Sheet 2
D2426/037	S104 Foul Rising Main Sheet 1
D2426/038	S104 Foul Rising Main Sheet 2
D2426/043-045	Maintenance Plan Sheets 1-3

DOCUMENTS

Marshalls Block Paving Maintenance Sheet
Diffuser unit data sheet
Hydro-International Brochure
Hydro-International Data Sheets/Quotation

1 INTRODUCTION

1.1 Background

- 1.1.1 Bright Plan Civils (BPC) is instructed by Doswell to prepare a management and maintenance strategy for a **Error! Reference source not found.** in relation to Land west of Yapton Road, Walberton.
- 1.1.2 This management and maintenance statement has been prepared to support an application to discharge conditions relating to planning consent approved in outline by LPA for a **Error! Reference source not found.**.
- 1.1.3 The purpose of this document is to set out the basis of the development's drainage maintenance requirements as well ensuring that those who will be responsible for maintenance tasks and activities have a detailed programme for both inspection and maintenance. This is to ensure that the surface water and foul water drainage networks can operate effectively, and as designed. This document will assist in ensuring that the surface water drainage network is continually maintained for the lifetime of the development to help prevent an increased risk of flooding both on and off-site in accordance with the National Planning Policy Framework (NPPF).
- 1.1.4 The tasks detailed herewith are specific to the components applicable to the development and represent the minimum maintenance and inspection requirements. Additional tasks or varied maintenance frequencies may be deemed appropriate. The specific maintenance needs of the drainage infrastructure implemented on site should be monitored and maintenance schedules adjusted as necessary.
- 1.1.5 This report has been prepared for the benefit of Doswell.

2 PROPOSED DRAINAGE STRATEGY

2.1 Surface Water

- 2.1.1 A detailed drainage design for surface water run off was prepared by Bright Plan Civils for the development.
- 2.1.2 The below ground surface water drainage system at the site comprises the following:
- Sections of traditional piped system
 - Permeable pavement within shared access areas with diffusers (infiltration)
 - Permeable pavement within private driveways with diffusers (infiltration)
 - 1 no. open exceedance basin – (infiltration)
- 2.1.3 The surface water drainage system is shown on drawings **010-012**.
- 2.1.4 The site is served by multiple drainage networks. Each network collects run-off and discharges directly to the ground. All networks are linked to disperse run-off evenly across the entire site and maximise infiltration.
- 2.1.5 In addition to the above, the shared access network includes a high level overflow system which conveys exceedance run-off to an open storage basin. Each high level overflow is set to the upper permeable pavement sub-base depth and includes a 50mm orifice flow control to restrict rates.
- 2.1.6 The proposed surface water drainage system will include traditional drainage serving each of the dwellings, connected to the private drainage located beneath the proposed driveways and shared access roads. All assets are to remain private.

2.2 Foul Water Drainage

- 2.2.1 A detailed drainage design was prepared by Bright Plan Civils for the development.
- 2.2.2 This is shown on drawings **010-012**. This shows that the proposed foul sewer network discharges to an existing public sewer off site via a new adoptable pumping station.
- 2.2.3 Part of the foul water drainage for the site will be offered for adoption, namely the foul water pumping station. The remaining assets are to remain private.

3 MANAGEMENT AND MAINTENANCE

3.1 Responsibility for Maintenance

- 3.1.1 Some of the proposed drainage system will be adopted by **Sewage Authority** (S104 agreement is signed) therefore the responsibility maintenance of those parts will remain with them. It will be maintained in accordance with the requirement of DCG.
- 3.1.2 Responsibility for the remaining parts will fall to the end user being **Doswell and individual house owners** via a Management Company.
- 3.1.3 Infrastructure which is 'shared' but unadopted (i.e. serving more than a single plot and/or falling outside of any individual plot's curtilage) will be the responsibility of the Management Company.
- 3.1.4 The responsibility of any drainage infrastructure supporting a single dwelling/plot will be the sole responsibility of the owner/occupier of the associated dwelling.
- 3.1.5 Additional maintenance activities beyond this will be the responsibility of the management company, to be appointed by the developer upon completion of the development.
- 3.1.6 **D2426/043-045 Maintenance Plans** detail the assets that are proposed for private, sewer adoption and highway adoption.

3.2 Funding

- 3.2.1 The funding of the maintenance will be the responsibility of the end users as follows:
- Adopted Parts: Whilst the **Sewage Authority** are responsible for maintaining the adopted system, annual fees will be paid to IWNL by the owners/occupiers of the dwellings.
 - Shared non-adopted parts: Whilst a **Management Company** will be responsible for maintaining the shared non-adopted parts, annual fees will be paid to the management company by the owners/occupiers of the dwellings and the Housing Association.
 - Private systems: **Each owner/occupier** will be responsible for funding their own drainage system

3.3 Record Keeping

- 3.3.1 Records shall be kept of maintenance undertaken which will help establish a long term maintenance regime.
- 3.3.2 It is recommended that record keeping include the following information as a minimum:

Date:				
Location/Ref	Action Taken	Silt Depth	Notes/faults	Next inspection

3.4 General Maintenance

- 3.4.1 Maintenance plays an important part in the long-term performance of a surface water drainage system and will be required to ensure that it remains fully operational.
- 3.4.2 The drainage system has been designed to minimise maintenance requirements; however, a number of key tasks will need to be undertaken so that the system remains effective. These operations are summarised in the table below, along with the required frequency of works. The frequencies given below are a minimum, and in order to establish an effective regime, the level of siltation in each of the components should be monitored in the early stages to inform the long term management and maintenance strategy.

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Inlet, Outfall	Inspection, vegetation clearance and additional clearing/cleansing of potential outfall blockages	At least once a year
	Desilting	Year 1, Year 3, then every 5 years
Catch pits, gully sumps and drains, flap valves	Inspection and additional cleansing as required.	Every 6 months
	Desilting	Year 1, Year 3, then every 5 years
Pipework	Jetting to clear blockages	As required

- 3.4.3 The responsibility of any drainage infrastructure supporting a single dwelling/plot will be the sole responsibility of the owner/occupier of the associated dwelling.
- 3.4.4 Additional maintenance activities beyond this will be the responsibility of the management company, to be appointed by **Error! Reference source not found.** in line with their legal obligations under the Land Drainage Act (1991/2010)' upon completion of the development. It is understood funding and maintenance will be provided by the **Error! Reference source not found.** who are the developer of the site, unless otherwise explicitly detailed.

3.5 Flow Control Chambers

- 3.5.1 A flow control chamber (such as a HydroBrake/Orifice plate) or device is self-activating, relying on upstream hydraulic head to generate an air-filled vortex within the centre of the casing. Once the vortex is initiated water drains down through a small opening in the back of the device at the designed restricted flow rate.
- 3.5.2 The flow control device includes a bypass valve for use should it become blocked. A valve is situated in the front of the unit which is operated from the surface by a release cable situated just under the chamber cover. The valve also provides access of rodding of the downstream pipework.
- 3.5.3 The flow control chamber will require the following maintenance:
- The sump within the flow control chamber should be monitored for build-up of silts and should be emptied as a minimum on the same regime as specified for catchpits previously within this document.
 - The drain down door located on the centre of the unit will require inspection, greasing and opening annually, to ensure it is operating as intended.

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Flow Control Chambers	Clean out chamber/sump	Monthly for first 3 months then twice annually
	Inspect flow control unit and remove debris	

3.6 Dry Detention Basin (Exceedance)

- 3.6.1 The inlets and outlets to the dry detention basins should be checked regularly for blockages to ensure free flowing conditions into and through the structure. Excessive silt, detritus and vegetation building should be removed and disposed of.
- 3.6.2 Whilst the basin liner is covered to protect it from elements and accidental damage, it should be inspected periodically and if found to be defective it should be replaced or repaired. The inspection/repair should take place when groundwater is expected to be at its lowest and the mass removal of the fill over the liner should be undertaken with caution.
- 3.6.3 It is recommended that regular maintenance is undertaken in accordance with the following schedule:

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris	Quarterly
	Cut grass in and around basin	Annually (late September*), or minimal cutting only, following Quarterly Inspection (to ensure no blockages within SuDS)
	Manage other vegetation and remove typical weeds in and around basin	Quarterly for first year, and then as required following inspection (different grass mixes may require different maintenance)
	Inspect inlets and outlets for blockages and clear as required	Quarterly
	Inspect banks for damage and repair as required	Quarterly
	Inspect inlets and structure surface for silt accumulation. Establish silt removal frequency	Quarterly for first year, and then as required following inspection
	Tidy all dead growth before start of growing season. Remove tree saplings.	Annually
	Remove sediment from inlets, outlets and forebay	Annually (September*), or as required, following Quarterly Inspection (to ensure no blockages within SuDS)
Occasional Maintenance	Reseed areas of poor growth	As required
	Trim overhanging trees and remove cuttings	Every 2 years
Remedial Actions	Repair erosion or other damage by reseedling or returfing	As required
	Repair inlets and outlets	As required
	Relevel uneven surfaces and reinstate design levels	As required

*Subject to ecological recommendations, annual mowing in late September of neutral grassland area. Regardless of mowing regime, SuDS basins or swales should be additionally inspected and maintained where required to avoid blockages.

3.7 Permeable Pavements & Diffuser Units

- 3.7.1 The areas of permeable paving are designed to allow surface water run-off to percolate through the joints in the block paving surface course and into the sub-base below. This provides a volume of attenuated storage (as it is proposed that the permeable paving will be tanked in view of site constraints) before collected run-off is discharged to the receiving outfall(s).

- 3.7.2 As part of the permeable paving system, diffuser units are used to discharge surface water run-off from the sub-base into the drainage system. These diffuser units are small heavy-duty cellular units which allow more efficient discharge of surface water from the sub-base base of the permeable paved areas.
- 3.7.3 The areas of permeable paving will require additional maintenance measures to ensure they operate as designed. Failure in carrying out this maintenance, could increase the risk of flooding. The additional measures are as follows:

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Permeable Pavement	Surface sweeping to reduce silt and debris accumulation.	Quarterly
	Replace broken slabs/blocks	As required
	Removal / management of weed growth	At least once a year
	Silt removal from permeable surfaces, possibly involving raking out of joints, redressing, removal and remedial works.	As required / to be specified by manufacturer
Diffuser units	Inspection and additional cleansing as required.	Annual
	Desilting.	Year 1, Year 3, then every 5 years

3.8 Remedial/Repair Actions

- 3.8.1 Significant storm events may cause considerable damage to SuDS and their associated components. As such, it may be necessary to inspect and carry out essential recovery works to return the feature to full working order.

3.9 Accidental Spillages

- 3.9.1 It is not envisaged that any materials are to be stored onsite once the development has been completed, which could cause major spills and potential pollution issues within the drainage system. If this situation alters in the future consultation with a specialist will be required in order to confirm if any upgrades to the existing system are necessary.
- 3.9.2 In the event of a serious spillage, either by volume or of unknown or toxic compounds, the spillage should be isolated with the use of soil, turf or fabric with outlet pipes from chambers downstream of the spillage blocked with a bung/bungs.
- 3.9.3 Minor spillages of fuels and oils from motor vehicles will be dealt with by the deep trapped gullies and attenuation basins, by collecting and biodegrading the hydrocarbons respectively.
- 3.9.4 In the event of localised private spillage, the responsibility lies with the private resident to clear up any spillage before it enters the drainage network. The primary method of dealing with any spillage of hydrocarbons should be using sand (or equivalent) to soak up the leak and mitigate pollution migration. Any contaminated waste shall be disposed of by a licensed contractor.
- 3.9.5 The Environment Agency should then be contacted immediately on their incident hotline; **0800 807060**.

3.10 Waste Disposal

- 3.10.1 Any material for disposal will be dealt with in accordance with waste disposal legislation by the contractor/management company.

3.11 Health & Safety

- 3.11.1 Those responsible for maintenance should adhere to current Health and Safety Legislation enforced at the time of the work(s) being undertaken.
- 3.11.2 Where drainage is being adopted by the Sewage Authority, the governing body policy and methodology will apply.
- 3.11.3 A designer's risk assessment is included within the appendices.

3.12 Construction Phasing

- 3.12.1 Management and maintenance of drainage assets during the construction phase is the responsibility of the principle contractor and should be detailed within their Construction Management Plan accordingly.
- 3.12.2 The main contractor is responsible for dealing with all occurrences of groundwater emergence, surface water run-off, and siltation during the construction period.
- 3.12.3 It is recommended that the construction of ordinary watercourse remediation and amendments, dry detention basins, flow controls and outfall connections are completed prior to the commencement of construction of the buildings and hardstanding areas. This will ensure that flows are controlled and treated during construction. The proposed drainage systems will need a complete maintenance check upon completion of the development and any required remedial tasks undertaken.

- 3.12.4 By constructing these drainage components first, runoff from the construction site and the hardstanding areas will travel overland into the storage. This will ensure that run-off from the site receives the level of treatment required by the SuDS manual.

3.13 Future Alterations to the Development

- 3.13.1 Any future alterations to the drainage installations should be confirmed by a specialist. Where possible any future services are to avoid being located through areas of permeable paving. If new services are required to run through areas of permeable paving, services should be installed below the permeable paving level with the permeable system reinstalled above.

3.14 Emergency Procedures and Contacts

- 3.14.1 The proposed drainage system has been designed robustly to reduce the risk of blockage and the dry storage basins all include freeboard to reduce the likelihood of an occurrence of an emergency situation relating to flooding. However in the event that such a situation does occur, the following organization should be contacted.
- 3.14.2 Flooding related to the Adopted drainage system. **TBC**
- 3.14.3 Flooding related to the Non-adopted drainage system. Foreman Homes / appointed Management Company [FULL DETAILS TO BE ADVISED IN DUE COURSE]
- 3.14.4 Emergency situation relating to persons entering a basin. **Emergency Services 999**

DRAWINGS



