

Drainage Maintenance & Management Manual

6 Units, Reef Way, Hailsham, East Sussex

Client

Persimmon Homes South East
Scholars House, 60 College Road,
Maidstone, Kent, ME15 6SJ
Ref: 7290/2.3H
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Consulting Engineers

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Index

1	Introduction	2
2	Existing and Proposed Site	2
3	Maintenance Schedule	3
4	Drains, Manholes, Gullies, Silt Traps	4
5	Cellular Storage	6
6	Control Chambers, Flow Controls	6
7	Recommendation for Water Quality	6
8	Contamination or Dilution of Spillage	7

Schedule of Appendices

A	Site Drainage Plan
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Planning Issue	23 March 2021	DS	NS

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1 Introduction

- 1.1 This report has been prepared for Persimmon Homes South East in relation to the Apartments Development land at Burfield Valley, Hailsham, East Sussex. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.2 GTA Civils & Transport Limited was appointed by the client to provide a Drainage Maintenance & Management Manual as requested by Natural England in order to achieve Planning Approval at said site.

2 Existing and Proposed Site

- 2.1 Existing: the pre-development site is an undeveloped greenfield site, west of Battle Road, Hailsham.
- 2.2 Proposal: construction of 6 new dwellings comprising 4 No. detached and 2 No. semi-detached dwellings with associated parking and landscaping, together with drainage within a wider development, under construction.
- 2.3 Drainage design: a site drainage drawing for the development, by GTA Civils Ltd, is contained in Appendix A. This drawing incorporates a number of Sustainable Urban Drainage Systems (SUDS), the maintenance requirements of which are explained in this report.

3 Maintenance Schedule

- 3.1 The following sections detail the main drainage items used within the scheme and details the maintenance requirements for each item.
- 3.2 As this is a small development, the Maintenance Company will be responsible for maintaining the drainage system as per the schedule and details below.
- 3.3 The access road and highway drainage shall be maintained by the Management Company responsible for site on completion.
- 3.4 It is acknowledged that Natural England have stated within their consultation response that a specialist management company needs to be in place at first occupation to ensure the SuDS is managed in perpetuity, with step-in rights for the Local Authority in the event of failure of the management company.
- 3.5 However, the proposed development for 6 residential units must be viewed in its correct context and as part of a much larger implemented development. The 6 units forms part of a previously approved master-planned development for the erection of a mixed-use development comprising up to 170 dwellings, 55 extra care units, an education establishment, up to 4000sqm of office space, health centre, library and open space. Due to non-residential aspects of the aforementioned master-planned development not coming forward, the separate parallel 35 units are proposed in their place. The 6 No units subject to this application together with the parallel 35 unit scheme will connect into an existing approved private and fully operational SuDs system which has an existing management company in place.
- 3.6 The proposed development will not have a stand-alone SuDs system, separate to the management of the existing drainage system, but will be managed as part of the wider site. On this basis, step-in rights for the Local Planning Authority are not considered appropriate given the existing and fully operational management system already in place.

4 Drains, Manholes, Gullies, Silt Traps

- 4.1 Regular inspection and maintenance is required to ensure the effective long-term operation of private drains, manholes, gullies & silt traps.
- 4.2 Prior to construction: a CCTV survey to be carried out on all existing drainage systems (not being demolished as part of the scheme or previously constructed as part of the wider development) and any downstream receiving systems, prior to connection with adopted sewers.
- 4.3 Post Completion: a CCTV survey to be carried out on all new and retained existing drainage systems and any downstream receiving systems, prior to connection with adopted sewers.
- 4.4 The report will be used to prove the integrity of the as-built drainage system prior to issue of practical completion certificate and will be handed over to the Client & Management Company for future reference.
- 4.5 Ongoing maintenance responsibility for all sewers, manholes, gullies, storage structure and control chambers will be for the Management Company. Operation and maintenance requirements for all sewers, manholes and gullies are described in the following table.

Schedule	Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	6 Monthly intervals.
	Common yard & car park & other hard standing areas to be swept clear of debris, to prevent possibility of blockages to the receiving drainage systems.	Weekly.
	Debris removal from gullies & silt pits (where may cause risks to performance).	6 Monthly intervals, after autumn leaf fall, or as required based on specific observations.
	Lift and inspect receiving manholes to check for any blockages.	Monthly.

Remedial Actions	Repair any damaged gully gratings or silt trap covers.	As required.
	Replace / fix any loose channel drain covers.	As required.
Monitoring	Carry out full CCTV survey to confirm ongoing integrity of all drains. Inspect all gullies and silt traps & drainage channels during the survey.	10-yearly intervals.

- 4.6 Where appropriate refer also to specialist drainage manufacturer's information and maintenance requirements.
- 4.1 In all instances, inspection and cleaning should be carried out only by a specialist contractor and in accordance with the guidelines given in 'Safe Working in Sewers and at Sewage Works' published by National Joint Health and Safety Committee for the Water Services.

5 Attenuation Cellular Storage Tanks

- 5.1 Make: Polypipe 'Polystorm' or similar approved system
- 5.2 Inspection Frequency: Annually
- 5.3 Product Function: Rainwater storage.
- 5.4 Maintenance Requirements: Carry out periodic removal of particulate material from connecting drainage and outlets in accordance with Polypipe Technical Data to ensure the crates do not become blocked and ineffective.

6 Control Chambers & Flow Controls

- 6.1 Inspection Frequency: Monthly during the first 2 years of occupation, annually thereafter.
- 6.2 Function: Allow silt to settle out of runoff prior to discharge to outfall drainage system.
- 6.3 Maintenance Requirements: The sumps within the catchpits should be emptied of silt on each inspection. Check hydrobrake orifices are clear and retention tank door is closed. Check function of retention tank door and oil if necessary.

7 Recommendation for Water Quality

- 7.1 As 3.6 above, the system forms part of a wider development and will be managed as part of the wider site. The development includes trapped road and yard gullies & channel drains and control chambers used throughout the system prior to drainage to the ponds and offsite include sumps to facilitate the removal of silts and contaminants.

8 Contamination or Dilution of Spillage

- 8.1 In the event of a spillage it is the responsibility of the resident to clear up any spillage before it enters the drainage system. The primary method of dealing with any spillage of hydrocarbons should be using 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.
- 8.2 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).

- End of Report -

Appendix A

Site Drainage Plan

