

Management Agreement including the (SUDS) Management Plan

Dated 26th September 2018

Land – Former Culew Public House, Petersfield Road, Havant, PO9 2HU

To be known as – Apartment 1-31 Williw Park, Leigh Road, Havant

Land Owner – Jacob Carr Homes (Havant) Limited

266 Sandbanks Road, Poole, BH14 8HA

Management Company – Jacob Carr Homes (Willow Park Management) Limited

266 Sandbanks Road, Poole, BH14 8HA

This agreement is made between the Land Owner and the Management Company in relation the future management of the Common Parts of the Scheme and also the SUDS.

This Agreement shall commence from the date of Practical Completion as notified by the Land Owner's Employers Agent pursuant to the construction contract due for completion In September 2019.

The Management Company will be responsible for the future management and maintenance of the SUDS as set out in the attached Drainage Strategy Report, consented under planning permission APP/17/00369 and reserved matters consent APP/17/01202.

The Maintenance actions must conform to the following:

- This section sets out the inspection and maintenance requirements for long term management of the development's surface water drainage system. This work is to be undertaken by a private maintenance company.
- All those responsible for maintenance should take appropriate health, safety and welfare precautions for all activities including lone working, if relevant, and risk assessments should always be undertaken. The site's infrastructure Health and Safety File should be consulted before carrying out any works either inside or outside of the development's boundary and information regarding the location of existing utilities passed on to operatives.
- The requirements of the Health and Safety at Work Act 1974 and The Construction (Design and Management) Regulations 2015 should be adhered to and any residual risks identified in the Health and Safety File should be managed and information passed on to maintenance operatives through task specific risk assessments.
- There are three types of maintenance activities associated with surface water drainage systems.

The SuDS Manual, CIRIA C753, defines these as:

- Regular Maintenance – *'basic tasks undertaken on a frequent and predictable schedule' including vegetation management, litter and debris removal, and inspections.'*
- Occasional Maintenance – *'tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example.'*
- Remedial Maintenance – *'intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design. Where remedial work is found to be necessary, it is likely to be due to site- specific characteristics or unforeseen events, and as such timings are difficult to predict.'*
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Operation and Maintenance Activity	SuDs Component		
	Piped Network / Inspection Chambers	Cellular / Modular Storage	Permeable Pavement
Regular Maintenance			
Inspection	■	■	■
Litter and debris removal	■	□	■
Grass cutting		□	□
Weed and invasive plant control			□
Occasional Maintenance			
Sediment management	■	■	■
Vacuum sweeping and brushing			■
Remedial Maintenance			
Structure rehabilitation/ repair	□	□	□
Infiltration surface reconditioning			□
■ Will be required □ May be required			
Extract from The SuDs Manual Table 32.1 : Typical key SuDs components operation and maintenance activities			
Piped Network/Chambers Maintenance Schedule	Required Action		Typical Frequency
Regular Maintenance	Inspect and identify any features that are not operating correctly. If required take remedial action		Monthly for three months, then six monthly
	Debris removal from catchment surface / gratings (where may cause risks to performance)		Monthly (and after large storms)

	Remove sediment from trapped sumps, manholes and catchpits.	Annually or as required
Remedial Maintenance	Repair / rehabilitation of gratings, inlets and outlets	As required
Monitoring	Inspect / check all gratings, trapped sumps, manholes and catchpits to ensure that they are in good condition and operating as designed	Annually and after large storm events
Structure Rehabilitation / Repair	Regular Maintenance and Monitoring to identify if repair and / or replacement of features or pipework is required.	As required

Permeable Pavement Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over the whole surface). Care should be taken in adjusting vacuuming equipment to avoid removal of jointing material if present. Any lost material should be replaced.	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturers' recommendations – pay particular attention to areas where water runs 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 weed or management using glyphosate applied directly to the weeds by an applicator rather than spraying.	As required – once per year on less frequently used pavements
Remedial Maintenance	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving.	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structured 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 year or as required (if infiltration and filtration 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, forty-eight hours after large rainfall events in the first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually
The SuDS Manual Table 20.15: Operation and maintenance requirements for pervious pavements		

Cellular Storage Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any features that are not operating correctly. If required take remedial action	Monthly for three months, then annually.
	Remove debris from catchment surface (where may cause risks to performance)	Monthly
	Remove debris from catchment surface (where may cause risks to performance)	Annually or as required
Remedial Maintenance	Repair / rehabilitate inlets, outlets, 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 and after large storm events
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required
Structure Rehabilitation / Repair	Regular Maintenance and Monitoring to identify if repair and / or replacement of storage units is required.	As required
The SuDS Manual Table 21.3: Operation and maintenance requirements for attenuation storage tanks		

The Management Company will also be responsible for the maintenance and up-keep of the common parts of the scheme, to include the hard and soft landscaping and the internal communal areas of the scheme. This will take effect from the date of Practical Completion as notified by the Land Owner's Employers Agent pursuant to the construction contract due for completion In September 2019.

Signed on behalf of:

Jacob Carr Homes (Havant) Limited

Signature...

A black rectangular box redacting the signature of the representative of Jacob Carr Homes (Havant) Limited.

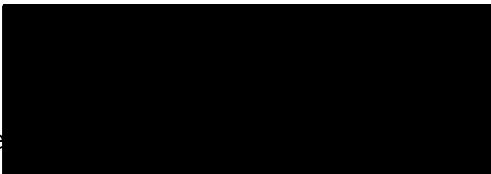
Print Name.....

JAMIE DRUMMOND

Signed on behalf of:

Jacob Carr Homes (Willow Park Management) Limited

Signature

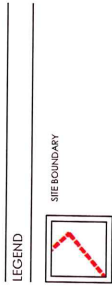
A black rectangular box redacting the signature of the representative of Jacob Carr Homes (Willow Park Management) Limited.

Print Name.....

RICHARD CARR

SOAKAWAY CALCULATION
 $983.5 \times 0.018 = 17.70\text{M}^3$
 (CRATE AREA = $1.0\text{M} \times \text{HEIGHT} \times 0.5\text{M}$ (WIDTH) $\times 0.4\text{M}$ (HEIGHT)) = 0.190M^3
 17.07M^3 (ROOF AREA) / 0.190M^3 (CRATE AREA) = 93 CRATES

- NOTES**
- The depth of the parking area is 100mm.
 - 200mm thick concrete slab with 100mm thick concrete screed.
 - Concrete slab will be laid on top of the existing ground level.
 - A 100mm thick concrete slab will be laid on top of the existing ground level.
 - Where there is a change in ground level, a 100mm thick concrete slab will be laid on top of the existing ground level.
 - Where there is a change in ground level, a 100mm thick concrete slab will be laid on top of the existing ground level.



SUDS PLAN BASED ON TOPOGRAPHICAL SURVEY INFORMATION
 SCALE 1:250

SITE AREA: 0.34 HECTARES / 0.924 ACRES
32 CYCLE SPACES
40 PARKING SPACES



- C. Revised building shown.** 04.04.17 JA
- B. Parking spaces 11, 12 & 13 moved to new location to allow for proposed transport plan comment.** 29.03.17 WD
- A. Boundary treatment revised & proposed trees added.** 09.03.17 WD

No.	Revision	date	by
1			

PROPOSED DEVELOPMENT
THE CURLEW, PETERSFIELD ROAD
HAVANT
HAMPSHIRE
PO9 2HU

SUDS PLAN

scale	AS SHOWN @ A1	checked	//
date	FEBRUARY 2017	drawn	WD
FB 5728 / 104		AS C	

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