

**INTERBRIDGES, NORTH STREET,
EMSWORTH, HAMPSHIRE, PO10 7PH**

COMMERCIAL DEVELOPMENT

Drainage Maintenance and Management
Schedule

Prepared on Behalf of
The Savoy Latham Partnership

D1323/DM

09 January 2019

DOCUMENT CONTROL

Project: Interbridges, North Street, Emsworth, Hampshire, PO10 7PH
Commercial Development

Document: **Drainage Maintenance and Management Schedule**

Client: The Savoy Latham Partnership

Reference: D1323/DM

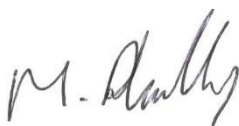
Document Checking:

Author: SPB



Date: 09/01/2019

Checked by: MJA



Date: 09/01/2019

Approved by: MJA



Date: 09/01/2019

Status:

Issue	Date	Status	Issued by
1.	02/11/2018	Original Issue	SPB
2.	09/01/2019	First Revision	SPB
3.			
4.			
5.			
6.			

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1 INTRODUCTION

1.1 Background

- 1.1.1 This document details the principles concerning the effective long-term management of the surface water Sustainable Drainage Systems (SuDS) and their ongoing maintenance for the development at **Interbridges, North Street, Emsworth, Hampshire, PO10 7PH.**
- 1.2.2 The purpose of this document is to set out the basis of the development's drainage maintenance requirements as well as to ensure that the management company who will be responsible for the development has a detailed programme in view of both inspection and maintenance. This is to ensure that the surface water drainage network can operate to its optimum level, as intended through its design. It is also intended that this document will assist in ensuring that the surface water drainage network is continually maintained for the lifetime of the development to prevent an increased risk of flooding both on and off site in accordance with the National Planning Policy Framework (NPPF).
- 1.3.3 The tasks detailed within this document are generic in relation to the SuDS applicable to the development and represent the **minimum** maintenance and inspection requirements. This is not to say, however, that additional tasks or varied maintenance frequencies may be instructed or implemented by the maintenance company as deemed appropriate. The specific maintenance needs of the SuDS implemented across the development should be monitored and maintenance schedules adjusted to suit the specific requirements of the development.
- 1.4.4 The SuDS implemented in relation to the development will initially be the responsibility of Knightsgate UK Ltd (The Developer). Following installation and an initial period of operation (which is to be confirmed), an appointed Management Company will take over responsibility. An agreement is to be initiated by **The Savoy Latham Partnership Ltd.** which will confirm when the maintenance agreement has been delivered with the Management Company and is in full operation. It is not until this time that the Management Company is responsible for maintaining the surface water drainage network including all associated SuDS components as detailed within this document.
- 1.5.5 All those responsible for maintenance should adhere to current Health and Safety Legislation enforced at the time of the work(s) being undertaken when carrying out the activities detailed within this document, with risk assessments being completed before any works commences.
- 1.6.6 Any third-party contractors employed by the Management Company shall carry out periodic maintenance of all SuDS in accordance with the schedules listed in this report. Inspection checks shall be carried out by a qualified and competent person, at the minimum intervals listed within this document whereby the appropriate work is to be carried out.
- 1.7.7 The maintenance detailed in this document must be undertaken throughout the lifetime of the development. Failure to undertake this maintenance may result in the drainage system not operating as designed, increasing the risk of flooding.
- 1.8.4 Drawings detailing the design of the drainage system are referenced on **2018-D1323-302 - Drainage GA.**

2 DRAINAGE SYSTEMS

2.1 Brief Description of the Surface Water Drainage System

- 2.1.1 The below ground surface water drainage system at the site comprises a traditional piped system, connecting the veterinary practice, 4 No. business units, parking and an open storage yard.
- 2.1.2 Surface water will be managed with three separate networks, which are all to outfall to a cellular infiltration tank to the south east of the site.
- 2.1.3 Rainwater collected by the roofs of the buildings conveyed through a traditional piped network.
- 2.1.4 The main access road is to be drained by traditional road gullies and channel drain(s), whilst the parking bays and areas to the north of the main access road will provide a self-draining surface with the implementation of tanked permeable paving. This will then be treated, before being pumped over the existing gas main which crosses the site, before reaching the outfall destination in the form of a cellular soakaway.
- 2.1.5 The areas of hardstanding to the south of the main access road will also be drained via traditional road gullies and channel drain(s), again before being treated and outfalling to the cellular soakaway.
- 2.1.6 The surface water drainage for the site will not be offered for adoption to the statutory sewerage undertaker.

2.2 Brief Description of the Foul Water Drainage System

- 2.2.1 The below ground foul water drainage system comprises of a traditional piped system, drained entirely by gravity to the existing public sewer network, via an existing 375mm dia. sewer located to the east of the site. Connection is subject to agreement from Southern Water.
- 2.2.2 The foul water sewer network constructed in association with the development will remain private.
- 2.2.3 The system operates entirely by gravity and does not rely on any moving parts to remain operational.

3 RESPONSIBILITY FOR MAINTENANCE

3.1.1 In September 2014, the government published a consultation document on 'Delivering Sustainable Drainage Systems' which outlined several options, as detailed below;

- **Service Management Company** – These will manage public spaces on new developments and maintenance of sustainable drainage systems, funded by a binding annual fee paid by the owners/occupiers
- **Water and Sewerage Company** – A developer can build (or contribute to) a SuDS feature that the water and sewerage company will own, through an agreement. The maintenance costs are then funded through the surface water drainage element of household water bills. A water and sewerage company could also act as a service management company
- **Local Authority** – Some local authorities may take on the responsibility of maintaining SuDS as part of their wider public open space and amenity management function and/or where the SuDS benefit the wider community.
- **Private Individuals** – Where SuDS elements are serving individual properties, it is reasonable to expect the owners/occupiers of the property to be responsible for maintenance. For low-maintenance SuDS features serving small numbers of properties, the maintenance responsibility can be agreed between the owners.

3.2.1 The communal road services and landscaped areas, including the SuDS drainage system of permeable carriageway will be the responsibility of a management company.

3.3.6 When a home is purchased on the development the purchaser(s) will be required to enter into a legal agreement to bind all parties to co-operate with the responsibilities of that of the management company.

3.4.7 Each tenant on the development will be required to financially contribute equally for the upkeep of the shared facilities.

3.5.8 Where surface or foul water drainage benefits only that of the conveyed plot/unit itself, the future maintenance of this drainage will be the responsibility of that tenant. This would be applicable to the tanked permeable paving of private shared areas and/or allocated parking areas. Where parts of the network serve more than one property the responsibility for maintenance will be shared between those plots/units.

3.6.9 The foul water drains are being kept private will be the responsibility of a management company until such time as part of the foul drain transfers to Southern Water following the next enactment.

4 MAINTENANCE REQUIREMENTS

4.1 Surface Water Drainage

- 4.1.1 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.
- 4.1.2 Whilst the drainage system has been designed to operate with as little maintenance as possible, there are key operations that must regularly be undertaken to ensure that it remains in optimal condition.
- 4.1.3 Most of these tasks consist of 'general housekeeping' activities that should be undertaken for any drainage system, but with additional attention to the catchpits and permeable paving elements. These operations are summarised below together with recommended frequencies;
- Periodic desilting of catchpits, soakaways, gully sumps and channel drains. These should be emptied at least as follows (but with an annual inspection and additional cleansing if required): On completion of drainage works, Year 1, Year 3, then every 5 years. The desilting of these items is required to ensure that the system operates as designed, and reduces the risk of blockages which can impact upon the effectiveness and efficiency of the system
 - Periodic jetting or rodding of pipework as required to clear blockages
 - Gratings on any gullies and channel drains to be kept clear of debris
 - Any manufacturer specific requirements for maintenance (i.e. for domestic sewage treatment plants) should be added to the periodic maintenance

4.2 Permeable Paving / Diffuser Units

- 4.2.1 The areas of permeable paving are designed to allow infiltration of rainwater and surface water run-off through the joints in the block paving surface course and into the sub-base below. The water can then infiltrate into the underlying soils.
- 4.2.2 As part of the permeable paving system, diffuser units are also to be installed within the sub-base layers permeable paving construction. These diffuser units are small heavy duty cellular units which allow more efficient discharge of surface water into the sub-base base of the permeable paved areas.
- 4.2.3 The areas of permeable paving will require additional maintenance measures to ensure they operate as designed. Failure to carry out this maintenance could increase the risk of flooding. The additional measures are as follows;
- Periodic surface sweeping to reduce silt and debris accumulation. The permeable surfaces should be swept at least every 8 to 12 weeks with additional sweeping undertaken in the autumn to clear fallen leaves
 - Removal/management of weed growth, as required. Typically, once or twice a year for regularly used areas

- Periodic silt removal from permeable surfaces as described by manufacturer. If any areas are showing signs of ponding, they shall be dealt with by raking out the joints and re-dressing. The entire surface shall be monitored and when there are signs of excessive siltation resulting in poor drainage over the whole area, the blocks shall be taken up and a replacement of bedding layer and geotextile shall be undertaken
- Re-dressing of joints on the block paving as required
- Catchpits upstream of diffuser units should be emptied and inspected on the same regime as all catchpits specified previously set out in this document

4.3 Hydrobrake (Flow Control Chamber)

- 4.3.1 The Hydrobrake flow control system 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.
- 4.3.2 The flow control device has two measures encase of emergency (i.e. blockage). The first is a door situated in the front of the unit itself, this can be operated from the surface by a release cable situated just under the manhole cover which closes under its own weight and does not require any mechanism to operate. The second is a high-level overflow pipe situated with the flow control manhole. Both measures allow the system to drain down freely, until the blockage can be cleared.
- 4.3.3 The Hydrobrake flow control chamber will require additional maintenance measures to ensure it operates as designed. The additional measures are as follow:
- 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 and opening annually, to ensure it is operating as intended.

4.4 Pump Chamber

- 4.4.1 The surface water pump chamber will activate when the water level/volume upstream reaches a certain amount to minimise the operating timing.
- 4.4.2 The pump chamber will have two measures encase of emergency (i.e. pump failure and/or power failure). The first will be provision of a duty/assist dual pump arrangement should pump failure occur. The second is a telemetry (or alarm) capability to notify the management company should power failure occur.

4.5 Bypass Separators

- 4.5.1 The 2 No. bypass will require routine maintenance to ensure they operate as intended with minimum risk of pollution to the environment and will follow the manufacturers recommendations.

- 4.5.2 It is advisable to set up a 'Service Agreement' with an effluent disposal contractor who can provide 'automatic' and regular maintenance and advise you if any problems with the system occur. The owner is reminded that the existence of a 'Service Agreement' does not necessarily transfer responsibility for general maintenance which must be conducted in accordance with this guide.
- 4.5.3 The Environment Agency has determined that separators shall be inspected at least every 6 months to establish whether or not emptying is necessary and a log shall be maintained.
- 4.5.4 Additional equipment is recommended such as an alarm system which will give early warning for contacting the management company.

4.8 Remedial/Repair Actions

- 4.8.1 Significant storm events may cause considerable damage to SuDS. As such it may be necessary to inspect and carry out essential recovery works to return the feature to full working order.
- 4.8.2 Resetting of uneven blocks by lifting the block area, removing bedding material and relaying to match original design should be undertaken as required should damage occur.

4.9 Accidental Spillages

- 4.9.1 It is not envisaged that any materials which could cause major spills and potential pollution issues within the drainage system are to be stored on-site once the development has been completed.
- 4.9.2 If this situation alters in the future a specialist will be required to be contacted to confirm if any upgrades to the existing system are required.
- 4.9.3 Minor spillages of fuels and oils from motor vehicles will be dealt with by the permeable paving and deep trapped gullies, by bio-degrading/collecting the hydrocarbons respectively.
- 4.9.4 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.
- 4.9.5 The Environment Agency should then be contacted immediately on their incident hotline; **0800 80 70 60**.

4.10 Future Alterations to the Development

Any future alterations to the permeable paving 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.

5 CONTACT INFORMATION

5.1.1 For any concerns, refer to the following contacts:

Involvement	Management Company
Contact Name	Interbridges Estate Management Limited No. 11148210
Company Name and Address	Interbridges Estate Management Limited Stondon Manor Ongar Road Stondon Massey Brentwood Essex England XM15 0LE
Website	TBC
Email	TBC
Telephone	TBC