ARCH ASSOCIATES

DRAINAGE MAINTENANCE PLAN

GOODWILLIES TIMBER YARD
PURBROOK

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for

GOODWILLIES TIMBER YARD
PURBROOK

Client:
Foreman Homes
Yarmouth House,
1300 Parkway,
Whiteley,
Hampshire.
PO15 7AX

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1.0 An introduction to sustainable drainage systems or SuDS

SuDS are an environmentally friendly approach to managing rainfall that uses landscape features to deal with surface water. SuDS aim to:

- Control the flow, volume and frequency of water leaving a development area
- Prevent pollution by intercepting silt and cleaning runoff from hard surfaces
- Provide attractive surroundings for the community
- Create opportunities for wildlife

2.0 SuDS on Site

SuDS at this development have been designed to prevent flooding of both the proposed properties, neighbouring properties, and external hard landscaping.

Surface water run-off is directed into the piped gravity system and discharged via infiltration through permeable paving.

3.0 Maintenance Schedule

General Maintenance

The following table outlines general maintenance requirement of the surface water system.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from pre-treatment devices & floor of inspection chambers	Annually
	Cleaning of any gutters & any filters on downpipes	Annually
	Trimming and roots that may be causing blockages	Annually (or as required)

Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually

Road Gullies

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from grating and empty silt trap.	Monthly in the first year and then as required based on inspections
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Inspect for evidence of poor operation	Six monthly

Sump Catchpit Manholes

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from sump	Monthly in the first year and then as required based on inspections
Monitoring	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly in the first year and then annually

Permeable Block Paving

Permeable surfaces including permeable block paving, porous asphalt, gravel or free draining soils that allow rain to percolate through the surface into underlying drainage layers. They must be protected from silt, sand, compost, mulch, etc. Permeable block paving and porous asphalt can be cleaned by suction brushing.

Maintenance Schedule	Required Action	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 area where water runs onto pervious surface from adjacent impermeable areas as this is most likely to collect sediment.
Occasional Maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, though vegetation maintenance or soil slip, has been raised to within 50mm of the level of paving.	As required

4.0 SuDS Maintenance Responsibility

The maintenance of the SuDS features, and drainage generally will be funded by the residents. They may set up a company that will formally appoint a drainage contractor (under a service agreement) to inspect and maintain the apparatus at the required frequency.

5.0 Foul Drainage on Site

Foul water drainage refers to grey water and sewage and potentially wash-down water from plant rooms and bin stores or waste storage areas.

The foul drainage system comprises a piped gravity system discharging into an existing Southern Water manhole located adjacent to the entrance of the site and a package pumping station which serves dwellings that cannot discharge via gravity. The rising main connects into the gravity system to facilitate a singular connection.

6.0 Foul Drainage Maintenance

The foul drainage system has been designed in accordance with the relevant codes of practice and should achieve self-cleansing velocity with the anticipated foul water flows. Maintenance of the system should therefore be minimal, but blockages may occur with improper use, such as inappropriate objects being flushed down toilets, in which case rodding or jetting may be required. This work should be carried out on an ad hoc basis by a specialist contractor.

7.0 Drainage Component Design Life

In conjunction with the maintenance requirements set out above, primary drainage components shall be inspected at the design life extent, at which point they may require replacement if deemed unserviceable.

Design Life (Years)	
Pipework	50
PCC Manholes	100
PPICs	50

8.0 Record Keeping

Records should be kept of all maintenance activities as part of the ongoing maintenance regime. A suggested format for record keeping is given below.

Date	Location	Action	Notes	Next Inspection

9.0 Risks Due to Lack of Maintenance

Failure to suitably inspect and maintain the drainage system is likely to eventually lead to a failure in the system to convey the run-off and this therefore is likely to lead to flooding. For example, if the silt in the surface water catch-pits is allowed to fill above the level of the catchpits themselves, then excessive silt will build up in the pipes, which will reduce their capacity and, if left long enough, lead to flooding on site.

10.0 Accidental Spillages

Most spillages on development sites are of compounds that do not pose a serious risk to the environment if they enter the drainage in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency with residual spillage allowed to bio-remediate in the drainage system.

In the event of a serious spillage, either by volume or of unknown or toxic compounds, then isolate the spillage with soil, turf or fabric and block outlet pipes from chamber(s) downstream of the spillage with a bung(s). (A bung for blocking pipes may be made by

wrapping soil or turf in a plastic sheet or close woven fabric.) Contact the Environment Agency immediately.

11.0 Future Alterations to the Drainage Regime

Future alterations to the drainage regime should be checked and approved by a suitably qualified civil engineering designer prior to implementation on site.

12.0 Emergency Procedures and Contacts

In the event of flooding of the drainage system on site, contact the following:

Foreman Homes / appointed Management Company

In the event of any situation that may cause physical harm or injury, contact the following:

Emergency Services / 999

13.0 CDM/Health and Safety

The design of the system has avoided unusually deep manholes and/or drainage basins. The CDM risk associated with the maintenance of the drainage system is not considered to have any residual CDM risks beyond that which a competent contractor should be able to manage effectively.

14.0 Handover

A full inspection of the drainage system is to be completed by the contractor prior to handover. This should include, but not be limited to, the following:

- As built survey of the drainage confirming position, levels and diameters of all installed features for comparison to the design intent.
- CCTV survey of the drainage system to ensure all lines are in a suitable condition and fee of debris.