

SURFACE WATER ATTENUATION SYSTEM

Inspection and Maintenance Plan

Proposed dwelling at 122 High Street, St. Peter's, Hassocks, West Sussex BN6 9PX

Planning reference	DM/25/2155
Local Planning Authority	Mid Sussex District Council
Lead Local Flood Authority	West Sussex County Council
Sewerage undertaker	Southern Water
LMA project reference	1725
Document reference	1725-SW-IMP
Revision	A
Date	04/09/2026

1. Purpose

This plan sets out the inspection and maintenance regime for the surface water drainage and attenuation system serving the proposed single dwelling. It is submitted to demonstrate that the system will remain in effective operation for the lifetime of the development, in accordance with:

- National Planning Policy Framework (December 2024), paragraphs 175-182
- Defra Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), standards S12-S14
- CIRIA C753 The SuDS Manual, Chapter 32 (Operation and Maintenance)
- West Sussex County Council LLFA policy for sustainable drainage
- Building Regulations Approved Document H, Part H3
- BS EN 752 and BS EN 12056
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The system serves one private dwelling and will not be offered for adoption by Southern Water or West Sussex County Council. All responsibility rests with the property owner.

2. System components

The drainage strategy comprises the components listed below. Amend to match the final drainage layout drawing and specification — refer to drawing [ref] and the drainage strategy statement.

Ref	Component	Function
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Ref	Component	Function
C1	Roof rainwater goods — gutters, leaf guards, downpipes	Collection of roof water
C2	Permeable paving to driveway / hardstanding	Source control and infiltration / attenuation
C3	Silt trap / catchpit with sealed sump	Pre-treatment upstream of attenuation
C4	Geocellular attenuation tank — [x] m ³ storage	Attenuation of the 1 in 100 year + [x]% climate change event
C5	Flow control chamber (vortex / orifice device) — [x] l/s	Restriction of discharge rate
C6	Inspection chambers and access points	Access for inspection, jetting and rodding
C7	Outfall / connection to [surface water sewer / soakaway]	Controlled discharge
C8	Exceedance route and overland flow path	Safe conveyance of above-design events

3. Ownership and responsibility

The freehold owner of the dwelling is responsible in perpetuity for the inspection, maintenance, repair and, where necessary, replacement of all components. Specifically:

- The owner shall retain this plan and the associated as-built drainage drawings with the property deeds and pass them to any subsequent owner on sale.
- Routine tasks (gutter clearance, sweeping, visual checks) may be undertaken by the owner.
- Tasks requiring jetting, CCTV survey, silt removal or entry to chambers shall be undertaken by a competent drainage contractor.
- The owner shall maintain the maintenance log at Appendix A.

The Council may wish to secure this through an appropriately worded planning condition.

4. Inspection and maintenance schedule

4.1 Roof rainwater goods (C1)

Task	Frequency
Clear gutters, hoppers and leaf guards of leaves, moss and debris	Twice yearly — spring and late autumn
Check downpipes for blockage, splits and secure fixings	Annually, and after storm events
Check joints and outlets for leakage	Annually

4.2 Permeable paving (C2)

Task	Frequency
Brush and remove surface detritus, leaves and moss	Twice yearly, or quarterly if under tree cover
Remove weed growth (mechanically; avoid residual herbicides)	As required, minimum annually
Vacuum sweep to restore surface permeability	Every 3 years, or sooner if ponding is observed
Inspect for surface ponding, rutting or settlement after rainfall	Twice yearly
Remedial: remove and replace jointing and upper laying course material	On failure of infiltration performance, typically 10-15 years

Critical constraint: the permeable surface must not be sealed, overlaid with impermeable material, or used for storage of soil, aggregate or building materials.

4.3 Silt trap / catchpit (C3)

Task	Frequency
Lift cover, inspect silt depth and condition	Quarterly for the first 12 months; thereafter 6-monthly
Remove accumulated silt and debris	When the sump is 50% full, or annually as a minimum
Check for hydrocarbon or oil accumulation	At each inspection

4.4 Geocellular attenuation tank (C4)

Task	Frequency
Inspect via access points for silt build-up and standing water outside expected drawdown	6-monthly for the first 2 years; thereafter annually
CCTV survey of tank and connecting pipework	Every 5 years, or following any performance concern
Jet-flush accessible cells and inlet / outlet pipework	Every 5 years, or as indicated by CCTV survey
Confirm system empties within [x] hours following rainfall	Annually

All works to be carried out in accordance with the manufacturer's operation and maintenance literature, which is to be retained with this plan.

4.5 Flow control device (C5)

Task	Frequency
Visual inspection for blockage by debris, silt or vegetation	Quarterly for the first 12 months; thereafter 6-monthly, plus after any heavy rainfall event
Clean device and chamber; confirm orifice / aperture is clear and undamaged	Annually
Verify the device remains the correct specified size and has not been removed or altered	Annually

Critical constraint: the flow control device must not be removed, enlarged or bypassed. It is the element that delivers the permitted discharge rate.

4.6 Inspection chambers and pipework (C6, C7)

Task	Frequency
Lift covers, inspect for silt, blockage, root ingress and structural damage	6-monthly
Remove silt and debris from chamber benching and channels	Annually
Check covers and frames are secure, seated and undamaged	6-monthly
Inspect the outfall / connection for obstruction and correct operation	Annually

4.7 Exceedance route (C8)

Task	Frequency
Confirm the overland flow route remains clear and unobstructed by fencing, sheds, planting or raised levels	Annually, and after any garden or boundary works
Confirm ground levels continue to direct exceedance flows away from the dwelling and neighbouring property	Annually

5. Response to blockage or failure

Symptom	Likely cause	Action
Surface ponding on permeable paving	Clogged surface or laying course	vacuum sweep; if unresolved, replace jointing material
Water standing in inspection chamber	Blockage downstream or in flow control	Instruct drainage contractor to jet and CCTV survey

Symptom	Likely cause	Action
between events		
Slow drawdown after rainfall	Silt in attenuation tank or partial blockage	CCTV survey and jetting
Surcharge at cover level	Blockage at outfall or exceedance of design event	Emergency call-out to drainage contractor; investigate connection
Overflow towards dwelling	Obstructed exceedance route	Clear obstruction immediately; reinstate levels

Any defect that prevents the system operating as designed is to be rectified without delay and recorded in the maintenance log.

6. Health and safety

- Chambers are confined spaces. No person shall enter any chamber or the attenuation tank. All internal works are to be undertaken from the surface using jetting and CCTV equipment by a competent contractor.
- Covers to be replaced and secured immediately after inspection.
- Appropriate PPE and hygiene precautions to be observed when handling silt and drainage arisings.
- Silt and arisings to be disposed of in accordance with the Environmental Protection Act 1990 and duty of care requirements.
- Works within the highway or affecting the public footway require the prior consent of West Sussex County Council as Highway Authority.

7. Design life and replacement

With the maintenance regime above, the system components have the following anticipated design lives:

Component	Design life
Rainwater goods	25-30 years
Permeable paving surface course	20+ years, with periodic jointing replacement
Geocellular attenuation tank	50+ years
Flow control device	25+ years
Pipework and chambers	50+ years

Components reaching the end of their serviceable life are to be replaced on a like-for-like basis, or with an alternative demonstrating equivalent hydraulic performance.

8. Handover

On practical completion the owner is to be provided with:

- As-built drainage layout drawing and invert / cover levels
- Manufacturer's OSM literature for the attenuation tank and flow control device
- This inspection and maintenance plan
- Contact details for the installing contractor

Appendix A — Maintenance log

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