



SUDS MANAGEMENT AND MAINTENANCE PLAN

Antler Homes

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R01 – 03/08/26

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1 Introduction

- 1.1 This document sets out the principles for the long-term management and maintenance of the proposed surface water Sustainable Drainage Systems (SuDS) installed at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.
- 1.2 The purpose of this document is to ensure that the management company and /or homeowner that will be maintaining the SuDS is entrusted with an inspection and maintenance programme to ensure the optimum operation of the surface water drainage network is continually maintained for the lifetime of the development and to prevent the increased risk of flooding both on and off site in accordance with the NPPF.
- 1.3 The management company is funded by the development residents with every property paying an apportionment of the overall annual charge according to the size of the property.
- 1.4 This document details the SuDS structures within the treatment train and their required maintenance processes to ensure that no polluted discharge to the offsite network will take place. This plan has been directly referenced from the latest technical SuDS guidance within the CIRIA Report C753 The SuDS Manual (2015) and other applicable guidance.
- 1.5 This document is laid out in specific sections applicable to the relevant SuDS type detailing:
 - A description of the SUDS component and its use.
 - Maintenance requirements and frequencies.
 - Inspection requirements and frequencies.
- 1.6 The activities listed are generic to the relative SuDS types and represent the minimum maintenance and inspection requirements, however additional tasks or varied maintenance frequency may be instructed by the maintenance company as required. Specific maintenance needs of the SuDS elements should be monitored and maintenance schedules adjusted to suit requirements.

2 SUDS Layout & Design

- 2.1 The installed SuDS system at this development are the responsibility of Antler Homes and their appointed Management Company or the relevant adopting authority.
- 2.2 Following installation and after transfer, all SuDS are to be maintained in perpetuity by the Management Company and shall ensure that it or any contractor employed by it carries out periodic maintenance of all such 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 the schedules and the appropriate work carried out.
- 2.3 In terms of water quality, the proposed surface water system offers a suitable level of mitigation in accordance with the Environment Agency pollution prevention guidance GP3, NPPF, CIRIA C753 and DEFRA guidance.
- 2.4 There are three categories of maintenance activities referred to in this report:
- **Regular maintenance** (including inspections and monitoring). Consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, inspections and sampling.
 - **Occasional maintenance** Comprises 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** Comprises 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.
- 2.5 The proposed storm water system consists of the following SuDS components:
- Permeable block paving (under-drained)
 - Storm water pipe work and road gullies
 - Cellular Soakaway

3 SUDS Management & Maintenance

Permeable Block Paving

Key Maintenance Requirements:

- Sweeping
- Regular brushing and vacuuming (to be carried out by a specialist contractor)

- 3.1 Regular inspection and maintenance is important for the effective operation of permeable pavements and should be inspected regularly, preferably during and after heavy rainfall to check effective operation and to identify any areas of ponding.
- 3.2 Permeable block paving needs to be regularly cleaned of silt and other sediments to preserve infiltration capability and should have a minimum of three surface sweepings per year.

A brush and suction cleaner, which can be a lorry-mounted device or a smaller precinct sweeper, should be used and the sweeping regime should be as follows:

1. End of winter (April) – to collect winter debris.
 2. Mid-summer (July/August) – to collect dust, flower and grass-type deposits.
 3. After autumn leaf fall (November)
- 3.3 To ensure the continual optimal performance of the permeable paving, it is recommended that the following maintenance should be carried out: The following guidelines are offered as an initial regime, but maybe either increased or decreased depending on the local environment and any external contributing factors:
- A visual inspection of the paving may be carried out on a regular basis. This will confirm the effectiveness of the agitation maintenance due to variations between sites and allow any refinement of the regular agitation activity if necessary.
 - The paving should be agitated (e.g. brushed, vacuumed, etc.) at least twice a year. This is to ensure no vegetation of any sort is allowed to

grow and develop in the joints. Ideally, this activity should be carried out in the spring and autumn seasons.

- The paving should be inspected after any heavy precipitation to ensure no displacement of any organic matter onto the surface of the pavement.
- For winter maintenance, the controlled use of de-icing may be used without causing significant detrimental effects towards the permeable pavements performance. When used carefully, the use of these chlorides will not result in an increase in the chloride levels in the local ground.
- Weed growth – when sedimentation occurs in areas of permeable paving then there is the potential for weed growth, this will typically occur where there are overhanging trees or soft landscaping slopes down on to the paving or in areas which do not receive over run from vehicles particularly frequently. Weeds can be removed from the surface through the controlled application of proprietary non-persistent contact herbicides. Those containing Glyphosate are the most suitable.

3.4 Depending on the amount of usage and the environment the permeable pavement has received and been exposed to, the laying course material may require either replacement or cleaning after a 25 to 30 year period. This would be evident if the infiltration rate of the paving became prolonged, allowing ponding to develop. Should this occur, the uplifting and cleaning (or replacing, depending on the costings of the activity) of the laying course maybe considered. The laying course material, jointing and blocks may be reused (once cleaned), minimising costs.

3.5 If reconstruction is necessary, the following procedure should be followed:

1. Lift surface layer and laying course.
2. Remove any geotextile filter layer.
3. Inspect sub-base and remove, wash and replace if required.
4. Renew any geotextile layer.
5. Renew laying course, jointing material and concrete block paving.

3.6 Materials removed from the voids or the layers below the surface may contain heavy metals and hydrocarbons and may need to be disposed of as controlled waste. Sediment testing should be carried out before disposal to confirm its classification and appropriate disposal methods.

Storm water pipework & Road Gullies

- 3.7 The key maintenance requirement for the surface water drainage system includes the removal of sediments and debris from the system as required. Note: If adopted the maintenance of gullies & pipework along the carriageways will fall under the standard maintenance regime of either County Highways or Water Authority (Independent/Southern).
- 3.8 All storm water pipe work should be visually inspected a minimum of monthly for the first three months after installation and then a minimum of once year.
- 3.9 As road gullies are the first on the treatment train and susceptible to higher silt loadings, these will need to be inspected a minimum of monthly for the first three months after installation and then a minimum of every four months.
- 3.10 During this inspection identify any gully pots or pipes that require remedial maintenance such removal of sediment, debris, leaves and litter as required. This involves the removal all protective covers and grids and the cleaning out of channels or gully pots by hand or with suitable jetting equipment.
- 3.11 During the first year of operation each gully should be inspected every 3 months, and every 6 months thereafter for structural integrity and cleaned out as required.

Cellular Soakaways

Key Maintenance Requirements:

- Regular inspection of silt traps, manholes, pipework and pre-treatment devices, with removal of sediment and debris as required.
- 3.12 Regular inspection and maintenance is required to ensure the effective long-term operation of below ground modular soakaway systems. Maintenance responsibility for the cellular soakaways shall be placed with the management company.
- 3.13 A catch pit chamber or rodding eye is to be installed upstream of the soakaway and can be inspected and accessed for removal of silt/debris build up as required.

Cellular Soakaway Operation and Maintenance Requirements

Operation and Maintenance Requirements for Cellular Soakaways		
Maintenance schedule	Required action	Typical Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, 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

SUDS Maintenance Layout

Refer to drawing H1545-413 – SUDS Maintenance Layout