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Drainage Operation & Maintenance Schedule

**Plot 5 - Braydells
Hurstwood Lane
Haywards Heath**

**April 2026
38844-R-002-AL**

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1. INTRODUCTION

This report has been produced to provide general maintenance guidance procedures for the various components of the foul and surface water drainage systems serving the proposed development at Plot 5, Braydells, Hurstwood Lane, Haywards Heath.

Proposed Site Plan

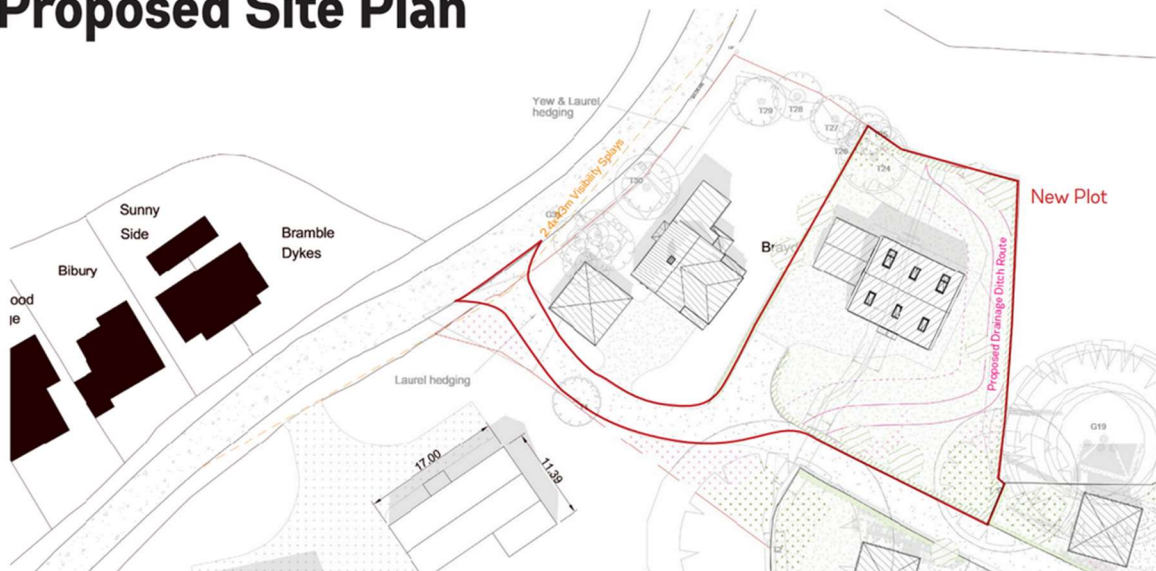


Figure 0-1 – site layout

At the time of writing, we understand the following shall be responsible for maintaining the principal drainage network, inclusive of SuDS features:

Plot 5, Braydells
Hurstwood Lane
Haywards Heath

Homeowners are responsible for any SuDS features within their demise, if applicable.

This document has been produced in accordance with current best practice and recommendations and guidance set out in CIRIA C753 'The SuDS Manual' and must be read in conjunction with the applicable drainage design.

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2. SURFACE WATER DRAINAGE

This section of the report will provide general maintenance procedures for the various components comprising the surface water drainage systems, serving the proposed development.

2.1 PERMEABLE / POROUS PAVEMENTS

Permeable or porous surfaces need to be regularly cleared of silt and other debris to ensure their permeability is preserved.

As a minimum, the following maintenance regime is recommended:

Table 0-1 – Permeable/Porous Pavement Maintenance Requirements

Maintenance Schedule	Required Works / Actions	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
Occasional Maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphosphate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	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 structural 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 years or as required (if infiltration 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, 48hr after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Bi-Annually
	Monitor inspection chambers	Bi-Annually

2.2 FLOW CONTROL DEVICES

Flow controls should be maintained in accordance with manufacturer recommendations. However, as a minimum, the following maintenance regime is recommended:

Table 0-2 - Recommended Maintenance Requirements

Maintenance Schedule	Required Works / Actions	Frequency
Regular Maintenance	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually or as required
	Inspect and identify operational performance	Monthly in the first year and then annually or as required. It is recommended that they are inspected after heavy rainfall.
	Remove debris from catchment area	Monthly in the first year and then as required

2.3 GENERAL MAINTENANCE

Regular inspection and maintenance of drainage systems is essential to ensure effective long-term performance. Maintenance needs of the system should be monitored and schedules adjusted to suit the specific requirements of the development.

As a minimum, the following maintenance regime is recommended:

Table 0-3 - Recommended Maintenance Requirements

Maintenance Schedule	Required Works / Actions	Frequency
Regular Maintenance	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually or as required
	Inspect and identify operational performance	Monthly in the first year and then annually or as required
	Remove debris from catchment area	Monthly in the first year and then as required

3. FOUL WATER DRAINAGE

This section of the report will provide general maintenance procedures for the various components comprising the foul water drainage systems, serving the proposed development.

3.1 FOUL WATER PUMP

Pumping Stations are bespoke items provided by specialist Contractors and the supply of such includes a Maintenance Contract which ensures that the pumps are regularly inspected and serviced to provide continuity of service. Pumping stations also include alarms and warning telemetry to ensure that Engineers respond in the event of a failure. Maintenance contracts also include regular cleaning and desludging of the wet well.

4. SAFETY

All drainage features have been designed with consideration for safety throughout the asset's lifetime. Where there are any non-typical risks, these have been identified on respective design drawings all in accordance with CDM2015.

Any person or company operating or maintaining drainage assets should do so with consideration for health, safety and welfare. All parties involved with the operation or maintenance should ensure they have prepared appropriate risk assessments and method statements for the work, considering the design drawings and this maintenance manual and all in accordance with health and safety legislation.

Safe access to assets is to be maintained throughout the lifetime of the asset, including service strips. Banks should be no steeper than as specified on design drawings. Where vehicles are used, they are to be positioned on a level surface, not on asset banks. Where possible, operatives should avoid direct access into the assets, carrying out their work from a safe working platform or equivalent.