

Drainage Management and Maintenance Plan



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Project	Keymer Road, Hassocks
Project Number	24050

By Stuart Magowan

Date 2 October 2025

1 Introduction

- 1.1 This Drainage Management and Maintenance Plan has been prepared as the initial draft of the document that will become the Drainage Maintenance and Management Manual.
- 1.2 The Drainage Management and Maintenance Manual will be handed over Churchill Estates Management the Management Company that will run the development on behalf of the Residents / and Site Operator on project completion.
- 1.3 The Drainage Management and Maintenance Manual will remain a live document and will be used to guide and record the management and maintenance of the surface water and foul drainage systems.
- 1.4 In the event that the Management Company becomes unable to discharge its duties within two years of first appointment the Developer will endeavour to appoint an alternative on behalf of the Residents.

2 During Construction

- 2.1 Once appointed the Contractor will prepare a site specific method statement for the control of silt and other pollutants during construction. CIRIA Report C532, Control of water pollution from construction sites, provides further guidance on this.
- 2.2 The Contractor will maintain the proposed drainage system during construction and until the handing over of the site.

3 Surface Water Drainage System

3.1 Overview

- 3.1.1 The surface water drainage system has been designed as a Sustainable Urban Drainage System (SuDS)



3.1.2 The system has been designed to collect surface water from the roofs, car park and access areas and discharge it to the existing watercourse at the southwest corner of the site.

3.2 How the System will Function

3.2.1 Surface water falling on the roofs will be collected in gutters and discharged via rainwater pipes into the below ground drainage system.

3.2.2 Catchpits within the below ground pipe work system will trap silt and debris and provide a point of access for maintenance and discharge surface water either into the voided stone beneath the access and parking areas or directly to the Aquacell crates beneath the voided stone.

3.2.3 The access and parking areas have been designed to collect surface water falling on these areas and into voided stone below the access and parking areas.

3.2.4 Surface water falling on the access and parking areas will be filtered through the voided stone layer beneath and then discharge into the Aquacell Storage crate beneath the voided stone.

3.2.5 To ensure suitable water quality improvement prior to the discharge point a downstream defended that removes suspended solids, heavy metals and hydrocarbons from the surface water flow is located prior to the outfall system to ensure that at the point of discharge the surface water has received suitable pollution mitigation.

3.2.6 A hydrobrake chamber is located at the southwest of the site immediately prior to the outfall to the watercourse. The hydrobrake restricts the surface water flow to the watercourse and allows the surface water to be held on site and discharged slowly to the watercourse to ensure there is no increase in flood risk from the site.

4 Foul Water Drainage System

4.1 Foul water will be discharged to the existing public foul water sewer located beneath Keyer Road via conventional pipework laid at self-cleansing velocity and will require minimal maintenance.

5 Schedule of Maintenance

5.1 Management of shared drainage facilities will be undertaken by Churchill Estates Management.

5.2 There are three categories of maintenance activities:

- **Regular maintenance**

Basic tasks undertaken on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.

- **Occasional maintenance**

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**

Intermittent tasks that may be required to rectify faults associated with the system. 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.

5.3 The following maintenance schedule details the typical tasks to be undertaken at different intervals.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Manage vegetation and remove nuisance plants - aesthetics	As required
	Litter and debris removal – catchpits and gullies	Monthly or as required
	Cleaning of gutters and any filters on downpipes	3 Monthly
Occasional Maintenance	Remove sediment and debris from silt trap chambers, hydrobrake outlet headwall	6 monthly
	Surface and foul water pipework - jetting / rodding	Every 2 years or as required
	Remove silt and debris from Downstream Defender	As manufactures recommendation or every year
Remedial Maintenance	Remove debris / blockages to catchpits / gullies / headwalls	As required
	Repairs to access chambers / manhole covers	As required
	Replace any broken surfaces, remedial works to any depressions or rutting	As required
	Inspect inlet, outlet from downpipes, headwalls and gullies for blockages, standing water and clear	As required
	Reconstruct storage structures if performance deteriorates or failure occurs	As required
Monitoring	Inspect catchpits and note the rate sediment has accumulated	Monthly in the first year and then annually
	Inspect storage structures to ensure they are fully emptying	Annually

Indicative Schedule of Maintenance for the Proposed Drainage System

Component	Inspection Frequency						
	1 Month	3 Months	6 Months	1 Year	After leaf fall in Autumn	2 Years	When alarm indicates
Gullies, Gutters			✓		✓		
Catchpits	✓				✓		
Surface and Foul Water Pipework						✓	
Flow Controls			✓				
Storage Facilities				✓			
Downstream Defender				✓			✓
Outfall to Existing Watercourse	✓		✓				

Inspection Frequency Summary

6 Maintenance Procedures

6.1 It is recommended that Churchill Estates Management employ a suitably qualified company to undertake the maintenance works for all shared drainage.

6.2 The following procedures provide a guide to the two most common maintenance items, jetting and silt removal, to be undertaken on site:

6.3 Jetting

6.3.1 Equipment Required:

- High-pressure water jetting equipment.
- Personal protective equipment (PPE) for operators.

6.3.2 Typical Procedure:

- Perform a pre-jetting inspection to assess the level of sedimentation.
- Insert the jetting hose into the pipe, starting from the upstream end.
- Gradually move the jetting hose downstream, ensuring the entire pipe or structure length is cleaned.
- Monitor the process to avoid any damage to the drainage infrastructure.
- Collect dislodged silt and debris at the downstream end using a vacuum or manual removal.

6.4 Silt Removal and Disposal

6.4.1 Equipment Required:

- Vacuum truck or manual removal tools.
- Containers for temporary storage of silt and debris.

6.4.2 Typical Procedure:

- Collect the dislodged silt and debris from the downstream end of pipe or structure.
- Transfer the collected material to the containers.
- Dispose of the collected silt and debris following local regulations and environmental guidelines.

7 Financing

7.1 The regular and corrective maintenance of all shared elements of the drainage system will be managed and funded through the Churchill Estates Management on behalf of the Residents.

8 Health and Safety

8.1 Designers Residual Risks

8.1.1 There are no significant residual risks associated with the construction of the proposed surface or foul water drainage network or permeable paving system beyond common site risks that would reasonably be anticipated by a competent Civil Engineering Contractor.

8.2 Construction Phase

8.2.1 The Principal Contractor will undertake a construction phase Health and Safety Plan for the site.

8.2.2 Prior to handover the Principal Contractor will undertake a review of maintenance activities required and prepare suitable Health and Safety documentation as part of the site hand over documents.

9 Design Life

9.1 The design life of the development is likely to exceed the design life of the components within the SuDS network. During the routine drainage inspections it may be determined that some components have reached the end of their functional life cycle.

9.2 Where possible repairs should be the first option considered however if repairs are unviable it will be necessary for Churchill Estates Management to arrange for the replacement of the faulty component.

10 Emergency Plan

10.1 Potential flood and maintenance indicators:

- Manholes or inspections chambers overflowing
- Gullies overflowing or ponding

- Channel drains overflowing or ponding
- Other visual indicators of the drainage system not performing as it should

10.2 Should any of the items above occur then immediate action as outlined below should be undertaken:

- Inspect for blockages in the problem area
- Should the problem not be identified via an initial inspection:
 - For unadopted onsite drainage the Churchill Estates Management should appoint a suitable drainage engineer to inspect and survey the system and jet any blockages
 - Where it is suspected that there is a problem with the downstream drainage network the Owner or relevant statutory undertaker of that system should be alerted

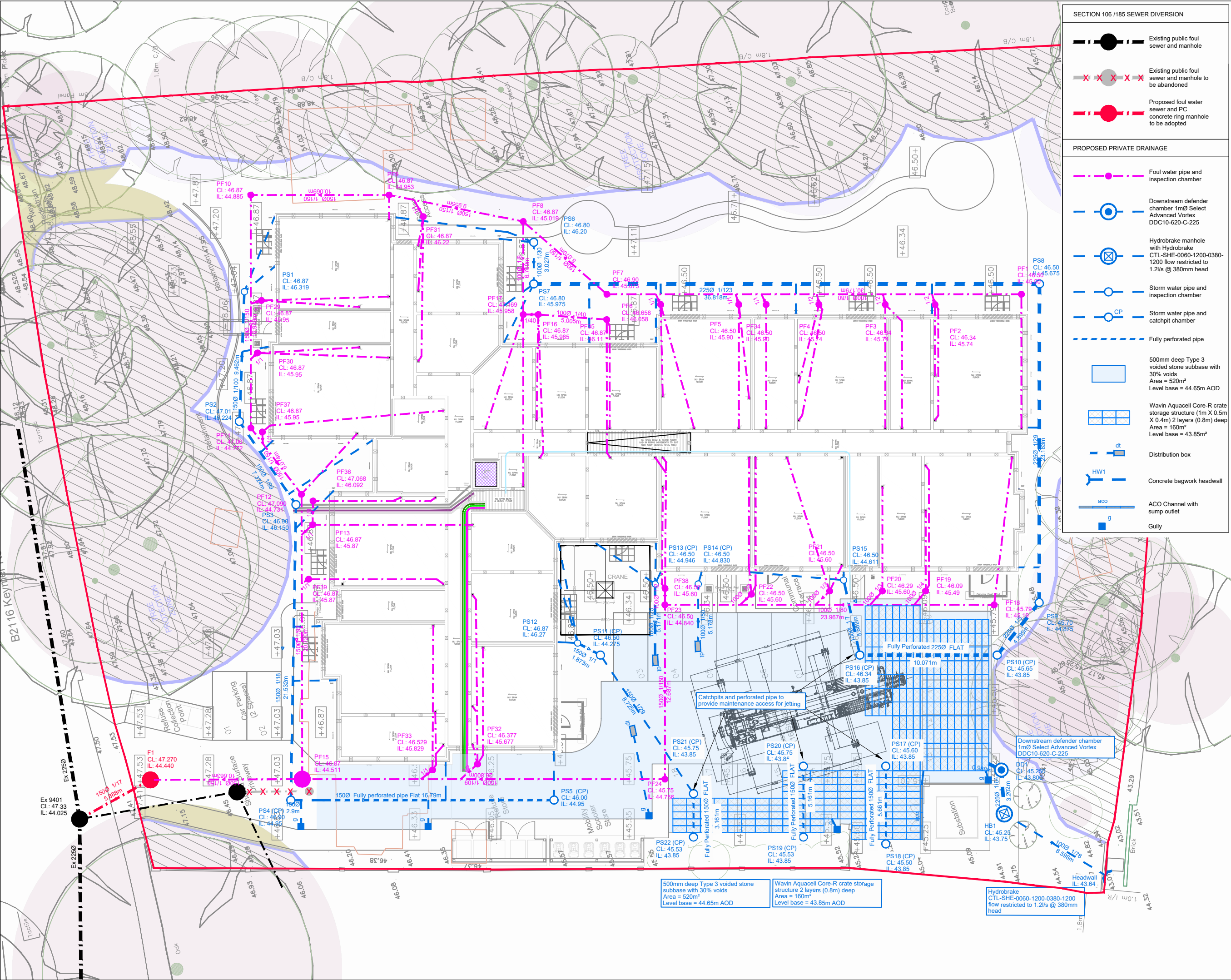
10.3 Spillages

10.3.1 If a serious spillage in volume or toxicity occurs on site then the spillage should be isolated with soil, turf or specialist fabric and all downstream outlets should be bunged / blocked.

10.3.2 Once the spillage is contained the Environment Agency should be contacted immediately on 0370 850 6506.

10.4 Emergency Contact Details

10.4.1 Churchill Estates Management enquiries@cem.co.uk



SECTION 106 /185 SEWER DIVERSION

Existing public foul sewer and manhole

Existing public foul sewer and manhole to be abandoned

Proposed foul water sewer and PC concrete ring manhole to be adopted

PROPOSED PRIVATE DRAINAGE

Foul water pipe and inspection chamber

Downstream defender chamber 1mØ Select Advanced Vortex DDC10-620-C-225

Hydrobrake manhole with Hydrobrake CTL-SHE-0060-1200-0380-1200 flow restricted to 1.2l/s @ 380mm head

Storm water pipe and inspection chamber

Storm water pipe and catchpit chamber

Fully perforated pipe

500mm deep Type 3 voided stone subbase with 30% voids
Area = 520m²
Level base = 44.65m AOD

Wavin Aquacell Core-R crate storage structure (1m X 0.5m X 0.4m) 2 layers (0.8m) deep
Area = 160m²
Level base = 43.85m²

Distribution box

Concrete bagwork headwall

ACO Channel with sump outlet

Gully

GENERAL NOTES:

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2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

DRAINAGE NOTES:

1. All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and kitemark certified.
2. All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.3m elsewhere the pipe shall be laid with a class 2 bedding.
3. All private building drainage shall be constructed in strict in accordance with the current version of BS EN 752:2017. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.
4. Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
5. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
6. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
7. All sumps shall have rodding access plates fitted at their bases (ground floor level).
8. Impermeable membranes to be sealed around any incoming pipes
9. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
10. Any discrepancy between the drawing and site should be reported immediately to the Engineer.
11. All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance

Issue Status

REV	DATE	INT	DESCRIPTION	CHK
B	01.10.25	NT	Mobile crane added, crate redesign, foul adjusted	SRM
A	27.08.25	NT	Tender issue, Redesign	SRM

FOR TENDER

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CLIENT
Churchill Retirement Living

PROJECT
Proposed Retirement Living Apartments, Hassocks

TITLE
Site Layout - Proposed Drainage

DRAWN
A Davies

DATE
Aug 2025

PROJECT NO.
24050

ENGINEER
N Thompson

CHECKED
SRM

SCALE
1:125 @ A1, 1:250 @ A3

REV
201

REV
B

ADOPTABLE FOUL									
MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	BASE LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
F1	1200Ø	Type B	B125	47.270	44.440		2.680	530951.688	115429.735

MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	BASE LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
PF1	450Ø	Type D	A15	46.500	45.500		0.900	530964.717	115358.320
PF2	450Ø	Type D	A15	46.340	45.740		0.500	530966.033	115364.516
PF3	450Ø	Type D	A15	46.340	45.740		0.500	530967.199	115367.943
PF4	450Ø	Type D	A15	46.500	45.740		0.660	530968.753	115372.512
PF5	450Ø	Type D	A15	46.500	45.900		0.500	530970.632	115378.035
PF6	450Ø	Type D	A15	46.658	46.058		0.500	530972.464	115383.422
PF7	450Ø	Type D	A15	46.900	45.073		1.677	530974.437	115386.891
PF8	450Ø	Type D	A15	46.870	45.019		1.701	530981.411	115390.951
PF9	450Ø	Type D	A15	46.870	44.953		1.767	530986.381	115399.577
PF10	450Ø	Type D	A15	46.870	44.885		1.835	530989.624	115409.110
PF11	450Ø	Type D	A15	47.000	44.772		2.078	530973.576	115414.562
PF12	450Ø	Type D	A15	47.090	44.731		2.209	530967.820	115412.631
PF13	450Ø	Type D	A15	46.870	45.870		0.900	530965.456	115412.572
PF15	1200Ø	Type B	B125	46.870	44.511		2.209	530948.175	115419.252
PF16	450Ø	Type D	A15	46.870	45.985		0.785	530974.652	115392.101
PF17	450Ø	Type D	A15	47.169	45.958		1.111	530975.002	115393.131
PF18	450Ø	Type D	A15	45.790	45.190		0.500	530943.957	115367.479
PF19	450Ø	Type D	A15	46.090	45.490		0.500	530946.515	115371.874
PF20	450Ø	Type D	A15	46.290	45.600		0.590	530947.529	115374.856
PF21	450Ø	Type D	A15	46.500	45.600		0.800	530948.765	115378.489
PF22	450Ø	Type D	A15	46.500	45.600		0.800	530950.381	115383.959
PF23	450Ø	Type D	A15	46.500	44.840		1.510	530951.682	115390.167
PF24	450Ø	Type D	B125	45.750	44.756		0.844	530939.670	115394.253
PF29	450Ø	Type D	A15	46.870	45.950		0.820	530982.109	115410.844
PF30	450Ø	Type D	A15	46.870	45.950		0.820	530978.586	115412.351
PF31	450Ø	Type D	A15	46.870	46.220		0.550	530984.092	115397.726
PF32	450Ø	Type D	B125	46.377	45.677		0.600	530945.105	115406.815
PF33	450Ø	Type D	B125	46.529	45.829		0.600	530945.751	115410.057
PF34	450Ø	Type E	A15	46.500	45.900		0.500	530969.993	115376.156
PF35	450Ø	Type E	A15	46.870	46.110		0.660	530972.695	115387.494
PF36	450Ø	Type E	A15	47.068	46.092		0.876	530967.086	115411.988
PF37	450Ø	Type E	A15	46.870	45.950		0.820	530973.032	115413.873
PF38	450Ø	Type E	B125	46.500	45.600		0.800	530952.804	115389.775
PF39	450Ø	Type E	A15	46.500	45.600		0.800	530952.804	115389.775

PHASE: 0 (PRIVATE)									
MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	BASE LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
DD1	1000Ø	Type E	A15	45.302	43.800		1.227	530932.416	115370.847
HB1	1200Ø	Type E	B125	45.250	43.750		1.275	530929.322	115371.670
PS1	450Ø	Type E	A15	46.870	46.319		0.401	530983.110	115411.817
PS2	600Ø	Type E	A15	47.010	46.224		0.636	530974.291	115415.204
PS3	600Ø	Type E	A15	46.900	46.150		0.600	530967.233	115413.248
PS4	600Ø	CATCHPIT	B215	46.900	44.950	44.450	1.800	530946.994	115420.532
PS5	600Ø	CATCHPIT	B125	46.000	44.950	44.450	0.900	530940.831	115402.384
PS6	600Ø	Type E	A15	46.800	46.200		0.500	530979.726	115390.712
PS7	600Ø	Type E	A15	46.800	45.975		0.600	530976.861	115391.687
PS8	600Ø	Type E	A15	46.500	45.675		0.600	530965.002	115356.831
PS9	600Ø	Type E	A15	45.700	44.875		0.600	530943.061	115364.318
PS10	600Ø	CATCHPIT	B125	45.400	44.275	43.775	0.900	530940.424	115368.441
PS11	600Ø	CATCHPIT	B125	46.500	44.275	43.775	2.000	530949.730	115395.789
PS12	450Ø	Type E	A15	46.870	46.270		0.450	530951.089	115397.077
PS13	450Ø	CATCHPIT	A15	46.500	44.946	44.446	1.454	530953.343	115390.354
PS14	450Ø	CATCHPIT	A15	46.500	44.830	44.330	1.570	530952.338	115387.381
PS15	450Ø	Type E	A15	46.500	44.611	44.111	1.789	530948.275	115377.578
PS16	600Ø	CATCHPIT	B125	46.340	43.850	43.350	2.265	530943.644	115377.907
PS17	600Ø	CATCHPIT	B125	45.500	43.850	43.350	1.500	530935.387	115378.724
PS18	600Ø	CATCHPIT	A15	45.530	43.850	43.350	1.530	530930.028	115380.547
PS19	600Ø	CATCHPIT	A15	45.530	43.850	43.350	1.530	530932.434	115386.067
PS20	600Ø	CATCHPIT	B125	45.750	43.850	43.350	1.750	530937.319	115384.405
PS21	600Ø	CATCHPIT	B125	45.750	43.850	43.350	1.750	530938.003	115392.623
PS22	600Ø	CATCHPIT	A15	45.530	43.850	43.350	1.530	530935.011	115393.641

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A	02.10.25	NT	Adjusted	SRM
A	28.08.25	NT	Tender issue, Redesign	SRM
REV	DATE	INT	DESCRIPTION	CHK

Issue Status FOR TENDER

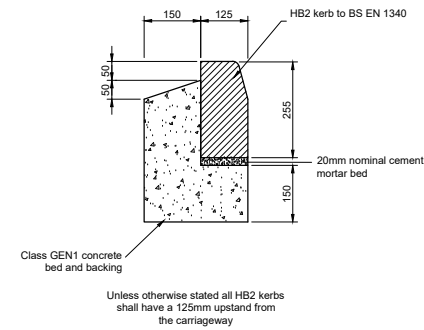


The Civil Engineering Practice

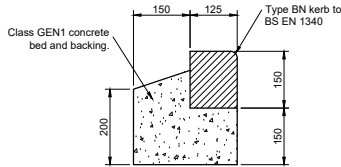
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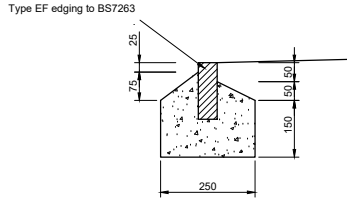
CLIENT	Churchill Retirement Living		
PROJECT	Proposed Retirement Living Apartments, Hassocks		
TITLE	Manhole Schedules		
DRAWN	DATE	PROJECT NO.	
A Davies	Aug 2025	24050	
ENGINEER	CHECKED	DWG NO.	REV
N Thompson	SRM	211	B
SCALE			
NTS			



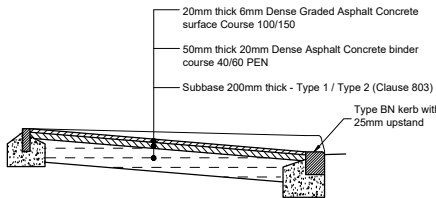
HB2 KERB DETAIL
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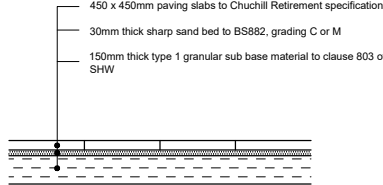
BN KERB DETAIL
(Scale 1:10)



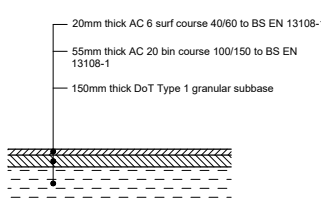
EF EDGING DETAIL
(Scale 1:10)



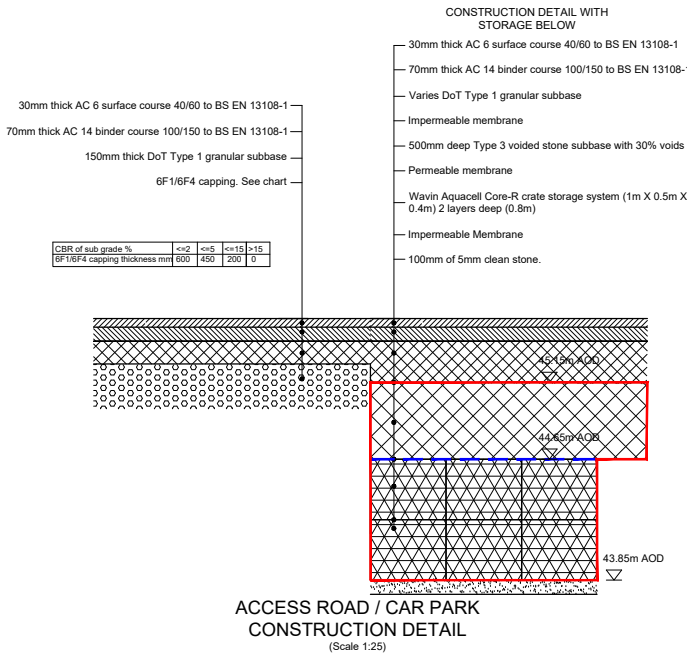
VEHICULAR CROSSOVER CONSTRUCTION
(Scale 1:25)



PAVING SLAB PATIO
CONSTRUCTION
(Scale 1:20)



FOOTPATH
CONSTRUCTION
(Scale 1:20)



ACCESS ROAD / CAR PARK
CONSTRUCTION DETAIL
(Scale 1:25)

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REV	DATE	INT	DESCRIPTION	CHK
A	01.10.25	NT	Storage details updated	SRM

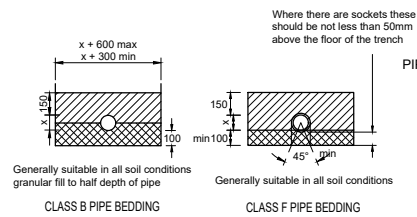
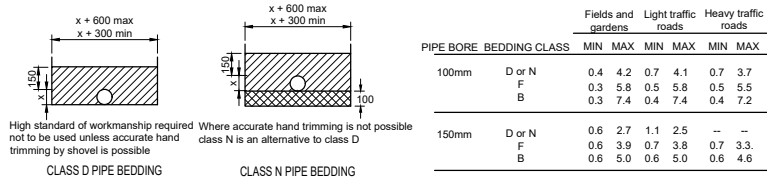
Issue Status FOR TENDER

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11 Tungsten Building
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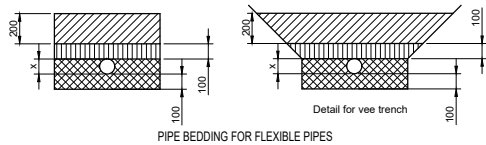
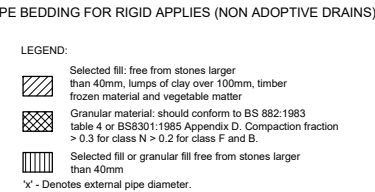
CLIENT Churchill Retirement Living
PROJECT Proposed Retirement Living Apartments, Hassocks
TITLE Construction Details - Surface Finishes

DESIGN	DATE	PROJECT NO.
A Davies	Aug 2025	24050
ENGINEER	CHECKED	CHK. No.
N Thompson	SRM	501
SCALE	REV	
As Shown @ A1	A	

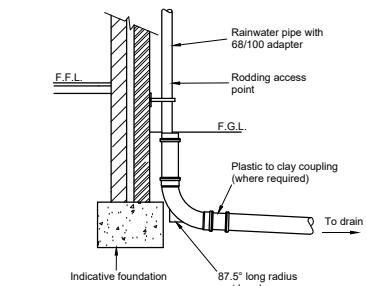
-10 0 10 20 30 40mm



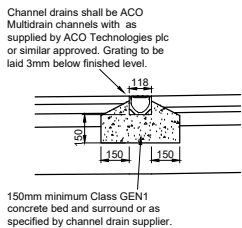
PIPE BORE BEDDING CLASS	Fields and gardens		Light traffic roads		Heavy traffic roads	
	MIN	MAX	MIN	MAX	MIN	MAX
100mm						
D or N	0.4	4.2	0.7	4.1	0.7	3.7
F	0.3	5.8	0.5	5.8	0.5	5.5
B	0.3	7.4	0.4	7.4	0.4	7.2
150mm						
D or N	0.6	2.7	1.1	2.5	--	--
F	0.6	3.9	0.7	3.8	0.7	3.3
B	0.6	5.0	0.6	5.0	0.6	4.6
225mm						
D or N	--	--	--	--	--	--
F	0.6	2.5	1.2	2.1	--	--
B	0.6	3.3	0.8	3.2	0.9	2.4



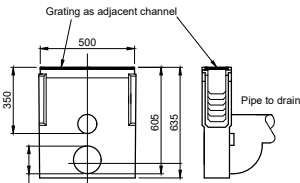
PIPE BEDDING FOR FLEXIBLE PIPES
PIPE BEDDING DETAILS (NON ADOPTABLE DRAINS)
(Not To Scale)



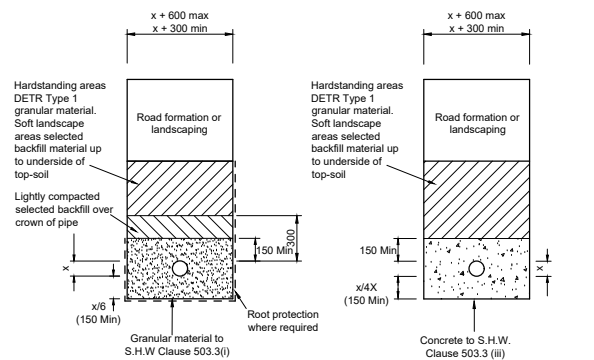
TYPICAL RAINWATER PIPE DETAIL
(Scale 1:25)



ACO CHANNEL DRAIN DETAIL
(Scale 1:20)



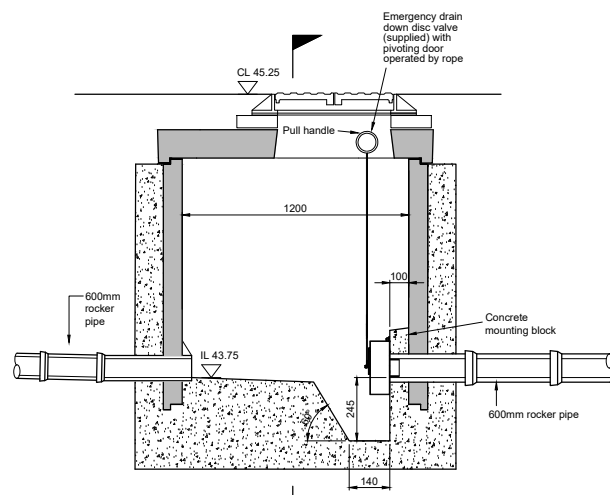
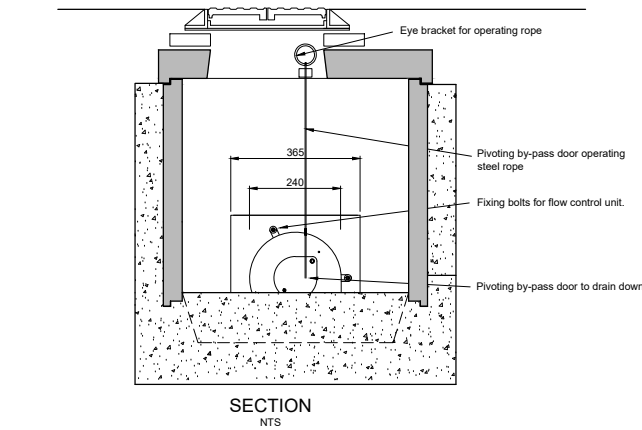
ACO UNIVERSAL SUMP DETAIL
(Scale 1:20)



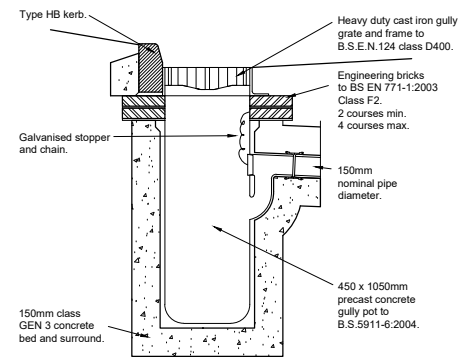
CLASS S PIPE BEDDING
SOFT LANDSCAPE AREAS OR COVER > 1.2m
(Scale 1:25)

CLASS Z PIPE BEDDING
COVER 0.9m TO 1.2m IN VEHICULAR LOADING
(Scale 1:25)

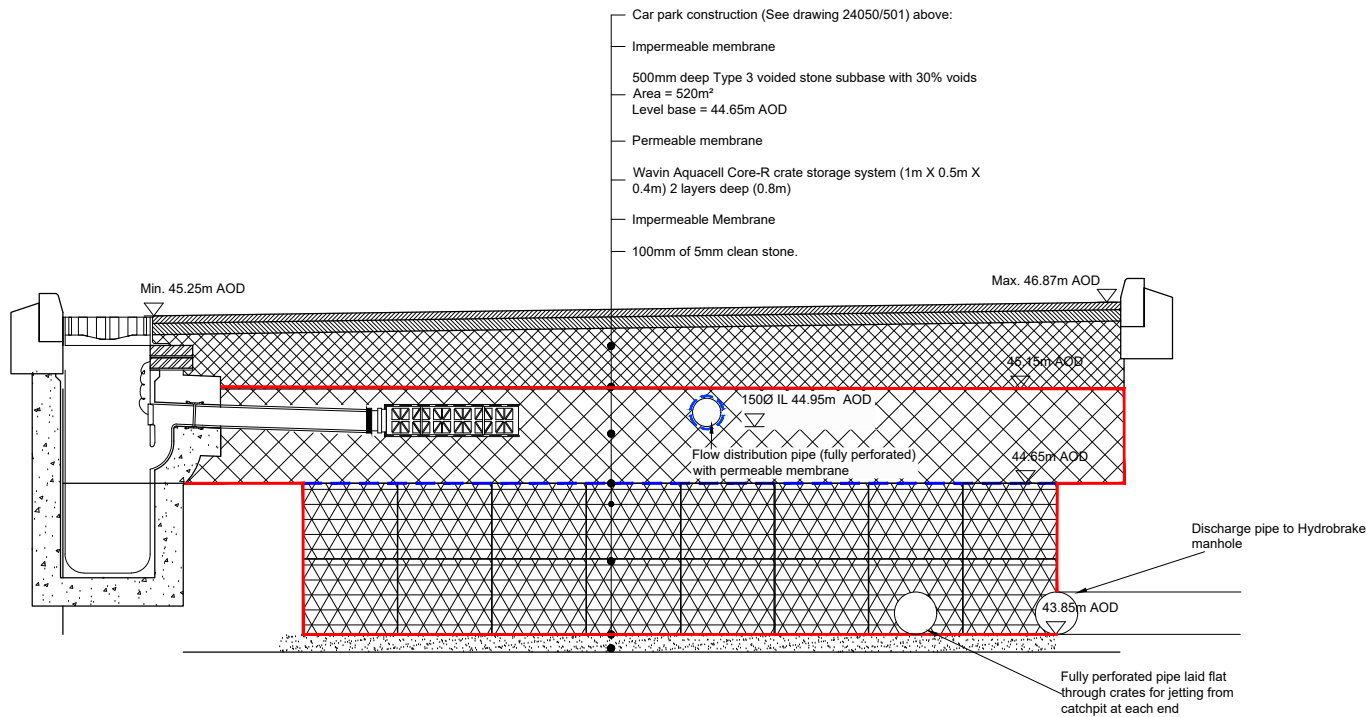
ADOPTABLE PIPE BEDDING DETAILS



HYDROBRAKE CTL-SHE-0060-1200-0380-1200
MANHOLE DETAIL
NTS



TYPICAL ROAD GULLY
(Scale 1:20)



IMPERMEABLE ASPHALT CONCRETE CAR PARK DETAIL
(Scale 1:25)



GENERAL NOTES:

- All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
- This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
- The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
- Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

A | 01.10.25 | NT | Hydrobrake and storage details updated | SRM

REV DATE INT DESCRIPTION CHG

Issue Status FOR TENDER

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CLIENT Churchill Retirement Living
PROJECT Proposed Retirement Living Apartments, Hassocks

TITLE Construction Details - Drainage Sh 2

DRAWN A Davies DATE Aug 2025 PROJECT NO. 24050
CHECKED N Thompson SRM
SCALE As Shown @ A1
503 A