

Proposed Residential
Development
Hurst Farm, off
Hurstwood Lane,
Haywards Heath

Drainage Maintenance and
Management Plan

Prepared on behalf of Barratt
Redrow Southern Counties

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Hurst Farm, off Hurstwood Lane Residential Development

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CONTENTS

1. Introduction1

2. Maintenance Responsibilities1

3. SuDS Layout & Design2

4. SUDS Management & Maintenance4

 Permeable Block Paving4

 Attenuation Crates7

 Attenuation Basins8

 Piped Gravity Network10

 Vortex Flow Control11

1. Introduction

- 1.1. This document sets out the principles for the long-term maintenance and management of the proposed surface water systems with regards to the proposed residential development at Hurst Farm, off Hurstwood Lane.
- 1.2. The surface water drainage has designed to utilise a gravity fed system with SuDS and attenuation features proposed to treat, control, and attenuation surface water run off, prior to discharging to the existing watercourses. The foul water system has been designed to utilise a gravity fed system, ultimately discharging to the existing public sewer network:
 - Phases 1, 2, and 3 surface water drainage would discharge to the existing manhole located to the south east of Phase 3, which ultimately connects to the existing watercourse on the western side of Hurstwood Lane.
 - Phases 1, 2, and 3 foul water drainage would discharge to the existing public foul network located within Hurstwood Lane.
 - Phase 4 surface water drainage would discharge to the existing watercourse located east of Phase 4.
 - Phase 4 foul water drainage would discharge to the existing public foul water network within Hurstwood Lane.
- 1.3. Treatment for the surface water would be provided through the proposed SuDS features, namely permeable paving and attenuation basins.
- 1.4. The purpose of this document is to set out the basis of the maintenance and management of the drainage components for the development and to ensure that the adopting management company responsible for maintenance of publicly accessible, non-adopted systems undertake a robust inspection and maintenance programme. It ensures that 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 National Planning Policy Framework (NPPF).

2. Maintenance Responsibilities

- 2.1. During construction and prior to any formal adoption or handover, Barratt Redrow Southern Counties would be responsible for the maintenance and management of all drainage systems.
- 2.2. The foul and surface infrastructure networks are proposed to be adopted by either the incumbent water authority (Southern Water) under a Section 104 agreement, or through an alternative provider under a New Appointment Variation (NAV) agreement. As such, the maintenance regime, routine inspections, and repair/replacement activities would fall to them, and be undertaken in-line with their agreed programmes.
- 2.3. Sewer networks and permeable paving which are located within privately owned areas and which serve a single property would become the responsibility of the homeowner.

- 2.4. Non-adopted sewer networks and permeable paving areas which are located within publicly accessible areas and serve more than one property would be transferred to a private management company who would then be responsible for all management, maintenance and repair/replacement activities.
- 2.5. The SuDS and attenuation systems identified would be transferred to a private management company who would be responsible for all management, maintenance, and repair/replacement activities.
- 2.6. All property owners should be advised that an annual management fee will need to be paid to the management company for the above services.
- 2.7. The activities listed in this document are generic to the relative surface water systems and represent the minimum maintenance and inspection requirements, however additional tasks or varied maintenance frequency may be instructed by the maintenance company as required.
- 2.8. The specific maintenance needs of the surface water systems should be monitored, and maintenance schedules adjusted to suit requirements.
- 2.9. Inspection checks shall be carried out by qualified and competent persons, at the minimum intervals listed within the schedules and the appropriate work carried out.

3. SuDS Layout & Design

- 3.1. The storm water drainage strategy for the proposed development is to utilise a range of SuDS features to attenuate all surface water runoff from impermeable areas.
- 3.2. The proposed storm water systems consist of the following components:
 - Permeable Block Paving
 - Vegetated Attenuation Basins
 - Attenuation Crate
 - Vortex Flow Control Devices
 - Piped Gravity Network
- 3.3. There are three categories of maintenance activities referred to in this report:
 - **Regular maintenance (including inspections and monitoring).**
Consists of basic predictable tasks carried out at defined intervals.
 - **Occasional maintenance**
Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks.
 - **Remedial maintenance**
Comprises intermittent tasks that may be required to rectify faults associated with a system, although the likelihood of faults can be minimised by good design and construction practices.

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.

4. SUDS Management & Maintenance

Permeable Block Paving

- 4.1. To ensure the continual and optimal performance of the permeable block paving, the following maintenance schedule is proposed as an initial regime but may either be increased or decreased by the management company depending on the local environment and any external contributing factors.

Permeable Paving Operation and Maintenance Requirements

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Brush regularly and remove sweepings from all hard surfaces	Three times a year; at end of winter, mid-summer and after autumn leaf fall, or as required based on local observations. Pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional Maintenance	Stabilise and mow contributing and adjacent areas	As required
	After autumn leaf fall brush and vacuum surface to prevent silt blockage and enhance design life. Based on site-specific observations of clogging or manufacturer's recommendations	Annually or reduced frequency as required
	Removal of weeds or management using glyphosate applied directly into the weeds by an application rather than spraying.	Annually or reduced frequency as required.
Remedial Work	Monitor effectiveness of permeable pavement and when water does not infiltrate immediately consider possible need for reinstatement of top layers or specialist cleaning.	As required
	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving.	As required
	Remediate work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural	As required

Maintenance Schedule	Required Action	Frequency
	performance or a hazard to users, and replace lost jointing material.	
	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, 48h after large storms in first six months.
	Inspect silt accumulation rates and establish appropriate brushing frequencies.	Annually

- 4.2. During inspections the management company will identify any areas that require remedial maintenance such as topping up of jointing grit or removal of vegetation, weeds, silts and sediments that may be clogging the joints between the blocks. Small areas such as driveways can be swept with a hand bristle broom, for larger areas such as shared drives a lorry mounted rotary brush and vacuum sweeper device can be used.
- 4.3. Weeds can be removed from the surface through the controlled application of proprietary non-persistent contact herbicides. Those containing Glyphosate are the most suitable.
- 4.4. Care should be taken to ensure that only the detritus is removed from the joints and avoid removal of the jointing material.
- 4.5. If required, joints should be replenished with aggregate material using a 6-2mm single size grit suitable for jointing.
- 4.6. Jointing grit should not be replaced with sand as this will stop the permeable system from working.
- 4.7. Contamination of the permeable block paving from routine landscape maintenance such as grass clippings from mowing, hedge trimming, mulching plant beds etc. should be removed immediately by the homeowner or landscape operative.
- 4.8. If the infiltration rate of water into the paving becomes prolonged, allowing ponding to develop. then it may be necessary to refurbish the paving by the uplifting and cleaning or replacing of the laying course. The laying course material, jointing and blocks can be reused once cleaned, thus minimising costs.

- 4.9. Should the permeable paving need to be refurbished then the underlying sub-base infiltration should be reviewed and if found inadequate then the subbase material including geotextile membranes may require either replacement or cleaning.
- 4.10. Replacement sub-base material to be used should be a clean 4/20mm coarse graded aggregate to BS EN13242:2002. Jointing material between the blocks must be 6-2mm single size grit to the joints.
- 4.11. 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.
- 4.12. Loose materials such as sand, cement, soil, or other loose substances should not be stored directly on top of the permeable blocks without the use of an impenetrable ground sheet.

Attenuation Crates

- 4.13. Key Maintenance Requirements:
- Regular inspection of silt traps, manholes, crate attenuation, pipework and pre-treatment devices, with removal of sediment and debris as required.
- 4.14. Regular inspection and maintenance is required to ensure the effective long-term operation of below ground attenuation crate storage systems.
- 4.15. Maintenance responsibilities for the attenuation crates would lie with the appointed private management company upon completion of the agreement.

Attenuation Crate Operation and Maintenance Requirements

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months and then six monthly
	Debris removal from catchment surface (where it may cause risks to performance)	Three times a year at end of winter, mid-summer and after autumn leaf fall, or as required based on local observations.
	Remove sediment from pre-treatment structures	Monthly for 3 months and then six monthly and after large storms
Remedial Actions	Repair of inlets and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents to ensure that they are in good condition and operating as designed	Annually and after large storms
	Monitor catchpits for silt accumulation	Monthly for 3 months and then six monthly
	Monitor flow control devices for silt accumulation	Monthly for 3 months and then six monthly

Attenuation Basins

- 4.16. Key Maintenance Requirements:
- Regular inspection of inlets and outlets
 - Maintenance of planting and vegetation
- 4.17. Regular inspection and maintenance is required to ensure the effective long-term operation of attenuation basins and prevent impactful overgrowth..
- 4.18. Maintenance responsibilities for the attenuation basins would lie with the appointed private management company upon completion of the agreement.

Attenuation Basin Operation and Maintenance Requirements

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Litter & debris to be removed prior to any grass cutting activity of perimeter areas) to minimise risk of shredding litter. Particular attention should be paid to inlet pipes and grilles (if in place)	Monthly
	All cuttings to be removed from SUDS component.	Monthly (during growing season) or as required.
	Remove dead vegetation from pond edge.	1-3 years, or as required
	Hand cut submerged and emergent aquatic plants (at a minimum of 0.1m above pond base; max 1/3 of pond surface). Thinning of emergent barrier vegetation. Areas of tall emergent plants obscuring visual inspection (for safety) of the open water should be regularly trimmed.	As Required
	Cut and remove bank vegetation from water's edge to a minimum of 1m above water level.	Monthly (as implementation) then as required
	Manage other vegetation and remove nuisance plants.	Monthly (as implementation) then as required
	Repair erosion, damage and inlets	As required

Maintenance Schedule	Required Action	Frequency
	Re-seed or re-plant areas of poor vegetation	As required
	Repair of inlets and vents	As required
Monitoring	Inspect structures for evidence of poor operation	Monthly
	Inspect banksides, structures, pipework etc. for evidence of physical damage	Monthly
	Inspect inlets and pre-treatment components for silt accumulation.	Monthly
	Inspect water body for signs of eutrophication	Monthly (May - October)

Piped Gravity Network

- 4.19. A key maintenance requirement for the drainage system upstream of storage features includes the removal of sediments and debris from the system as required.
- 4.20. As road gullies are the first intervention 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.
- 4.21. During this inspection, the Management Company will identify any gully pots or pipes that require remedial maintenance such as removal of sediment, debris, leaves and litter as required.
- 4.22. During the inspections the general operation and structural integrity of all components will be recorded and repaired as required.
- 4.23. Flushing of the system can be achieved using a jetting system. The jet nozzle should be introduced to the system via the inspection chambers and manholes.
- 4.24. Any silt and debris should be flushed to an inspection or catchpit manhole and removed in accordance with the Management Company policy for waste management.

Attenuation Crate Operation and Maintenance Requirements

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly.	Monthly (for the first 3 months) then annually.
	Remove debris from gratings, sumps / silt traps.	Annually
	Remove sediment from pre-treatment structures	Monthly for 3 months and then six monthly and after large storms
Remedial Actions	Repair of broken components and clearance of blockages	As required
Monitoring	Gullies found to be non-functioning/blocked on annual inspection will be noted and cleared at 6 monthly intervals. Recurring blockages should be investigated.	Annually (or 6 monthly if blocked annually).
	Cleaning and jetting of pipes and manholes	As required

Vortex Flow Control

- 4.25. Operation and maintenance of the Vortex Flow Control shall be strictly in accordance with the Operation and Maintenance Manual provided by the manufacturer, Hydro International.
- 4.26. The frequency of cleanout is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. Refer to manufacturer O & M manual. This information should be recorded in the maintenance log to establish a routine maintenance schedule.