



Project Name: Mount Noddy Recreation Park

Proposed Surface Water Drainage  
Management and Maintenance Plan

Date: 20<sup>th</sup> January 2025

Project Number: A9307

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## Document Status and Signatures

| Document Status                                                       |         |     |
|-----------------------------------------------------------------------|---------|-----|
| Document Reference: A9307/SM/Drainage Management and Maintenance Plan |         |     |
| Issue Date                                                            | Version | Rev |
| 20/01/2025                                                            | Final   | F1  |
|                                                                       |         |     |
|                                                                       |         |     |
|                                                                       |         |     |
|                                                                       |         |     |

File location: N:\Jobs\A9250-A9499\A9307\4 - Reports and Specifications\Drainage Maintenance Manuals\Mt Noddy

| Signed on behalf of CTP |                                                                                     |
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## 1.0 Brief

- 1.1 On 16<sup>th</sup> August 2024 full planning permission (DM/24/0115) was granted for the 'general improvements to the existing park including resurfacing existing paths, creating new paths, creating an area for petanque and a new youth zone'.
- 1.2 The full planning permission has a number of planning conditions attached for later discharge. CTP has been commissioned by Allen Scott on behalf of Mid Sussex District Council to prepare a surface water management and maintenance plan to discharge Condition 8 which states:

*'The development hereby permitted shall not commence unless and until details of the flood risk management measures on site have been submitted to and approved in writing by the local planning authority. The development shall not be brought into use, until all the approved flood risk management works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details'.*

- 1.3 This report should also be read in conjunction with CTP and Allen Scott's proposed drainage and surfacing drawings:

| Drawing No:           | Drawing Title:                          |
|-----------------------|-----------------------------------------|
| A9307 – 1505 – Rev P6 | Engineering Layout                      |
| A9307 – 1515 – Rev P3 | Drainage Details                        |
| A9307 – 1615 – Rev P4 | S278 Construction Details               |
| 740-251               | Surfacing and Edging – North East       |
| 740-252               | Surfacing and Edging – South East       |
| 740-253               | Surfacing and Edging – South West       |
| 740-254               | Surfacing and Edging – North West       |
| 740-362               | Technical Details – Surfacing S1 to S7  |
| 740-363               | Technical Details – Surfacing S8 to S12 |

- 1.4 This report has been prepared in accordance with the CIRIA C753 The SUDS Manual dated 2015.
- 1.5 CTP has no responsibility to any other parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of this report solely at their own risk.

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## 2.0 Timetable for its implementation

- 2.1 At the time of writing, the works are programmed to commence on site on the 10<sup>th</sup> March 2025 and completed by 10<sup>th</sup> July 2025.

### 3.0 Surface Water Strategy and proposed SuDs features

- 3.1 The surface water is to be treated, cleaned and attenuated by several types of SuDs features: permeable surfacing and land drains with final discharge to an existing land drainage ditch.
- 3.2 As there are many different areas and types of construction proposed in this park, the surface water strategy varies depending on the type of construction and the proposed use of a particular area. The different types of SuDs are as follows:
- i) Permeable surfacing with natural infiltration – on the MUGA, and on the drainage drawings. Please refer to Appendix A

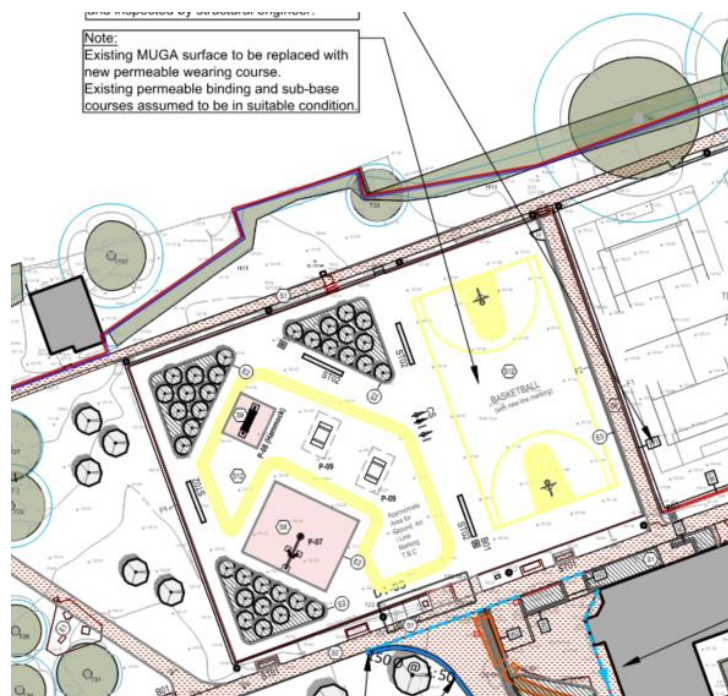


Fig 1 shows the proposed permeable surfacing in the MUGA area

- ii) Land drainage – there is a land drain proposed along the new footway which runs from North and South of the park. Please refer to Appendix A.

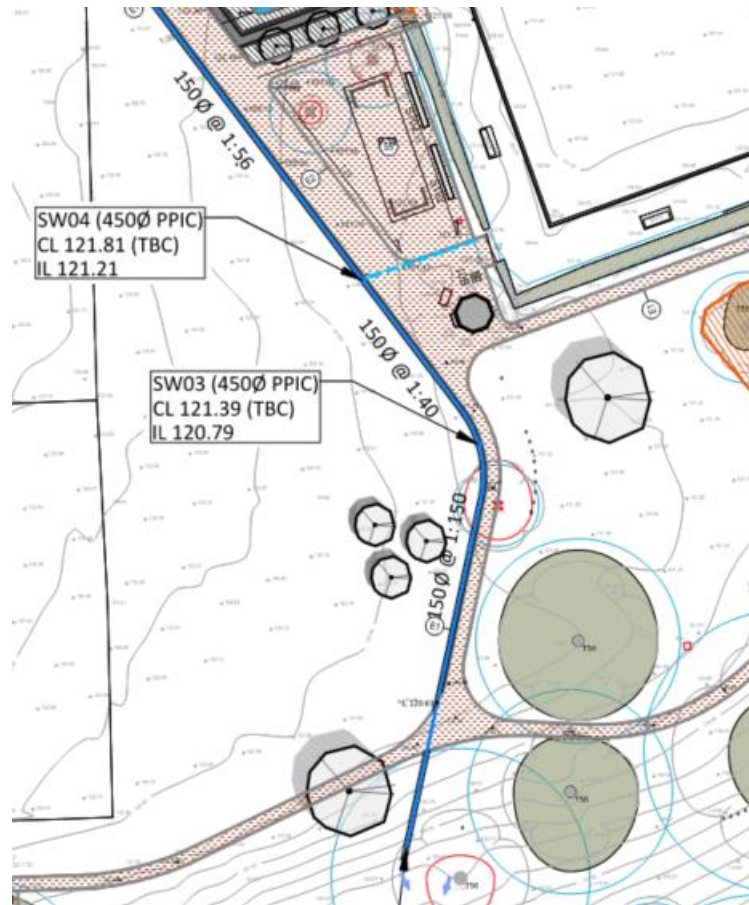


Fig 2 shows the proposed land drain at the left side of the footway (in blue hatching)

The surface water which enters the land drain, eventually discharges in the lower levels of the park which naturally flows down to the drainage ditch which runs the southern boundary of the park.

## 4.0 Maintenance of SuDS Components

4.0.1 This section provides general management and maintenance procedures for the various components comprising the proposed surface water drainage system serving the proposed development. This section has been produced in accordance with current best practice and the recommendations and guidance set out in the latest CIRIA C753 'The SuDS Manual'.

### 4.1 Catchpits, Inspection Chambers

4.1.1 Regular inspection of these chambers is required to ensure effective long-term performance of the system. Maintenance needs of the system should be monitored and schedules adjusted to suit the specific requirements of the development.

4.1.2 The following maintenance regime is recommended as a minimum but actions and frequencies should be adjusted to suit the specific requirements of the development. The flow control manufacturer's specific recommendations should also be followed.

| Maintenance Schedule | Required Works/Action                                                                                                                                                                                                                                                                      | Frequency                                                 |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Regular Maintenance  | <ul style="list-style-type: none"><li>• Inspect chambers and identify incorrect operation.</li><li>• Removal of sediment from pre-treatment components i.e. catchpits.</li><li>• Removal of silt and debris from rain water gutters</li><li>• Regular inspection by manufacturer</li></ul> | Monthly<br><br>3 monthly<br><br>6 monthly<br><br>Annually |

Fig 3 shows the Maintenance Schedule for Catchpits, Inspection Chambers.

### 4.2 Permeable Pavements

Permeable surfaces need to be regularly cleared of silt and other debris to ensure their permeability is preserved. Current advice suggests a minimum of three surface sweepings per year. However, manufacturer's specific recommendations should always be followed.

4.2.1 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 and flower other plant type deposits
3. End of autumn (November) – to collect leaf fall.

In addition to surface sweeping and vacuuming, the following maintenance regime would also be recommended:

| Maintenance schedule   | Required action                                                                                                                                                                      | Typical 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 – 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                                                                                                                                                                                                                                                                                                                  |
|                        | Removal of weeds or management using glyphosate 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 50 mm 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, 48 h after large storms in first six months                                                                                                                                                                                                                                                                   |
|                        | Inspect silt accumulation rates and establish appropriate brushing frequencies                                                                                                       | Annually                                                                                                                                                                                                                                                                                                                     |
|                        | Monitor inspection chambers                                                                                                                                                          | Annually                                                                                                                                                                                                                                                                                                                     |

Figure 4 is Table 20.15 extracted from C753 – The SudS Manual

4.2.2 In addition to surface sweeping and vacuuming, the above maintenance regime should be followed in accordance with Figure 4 which is extracted from C753 - The SuDS Manual. Rehabilitation of the surface laying course should be carried out if required.

#### 4.3 Drainage Ditch and surrounding areas

The drainage ditch and surrounding areas will require regular maintenance in accordance with Figure 5 taken from C753 - The SuDs Manual:

| Maintenance schedule   | Required action                                                                                                                                                                                                                       | Typical frequency                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Regular maintenance    | Remove litter and debris                                                                                                                                                                                                              | Monthly (or as required)                                                              |
|                        | Cut the grass – public areas                                                                                                                                                                                                          | Monthly (during growing season)                                                       |
|                        | Cut the meadow grass                                                                                                                                                                                                                  | Half yearly (spring, before nesting season, and autumn)                               |
|                        | Inspect marginal and bankside vegetation and remove nuisance plants (for first 3 years)                                                                                                                                               | Monthly (at start, then as required)                                                  |
|                        | Inspect inlets, outlets, banksides, structures, pipework etc for evidence of blockage and/or physical damage                                                                                                                          | Monthly                                                                               |
|                        | Inspect water body for signs of poor water quality                                                                                                                                                                                    | Monthly (May – October)                                                               |
|                        | Inspect silt accumulation rates in any forebay and in main body of the pond and establish appropriate removal frequencies; undertake contamination testing once some build-up has occurred, to inform management and disposal options | Half yearly                                                                           |
|                        | Check any mechanical devices, eg penstocks                                                                                                                                                                                            | Half yearly                                                                           |
|                        | Hand cut submerged and emergent aquatic plants (at minimum of 0.1 m above pond base; include max 25% of pond surface)                                                                                                                 | Annually                                                                              |
|                        | Remove 25% of bank vegetation from water's edge to a minimum of 1 m above water level                                                                                                                                                 | Annually                                                                              |
|                        | Tidy all dead growth (scrub clearance) before start of growing season (Note: tree maintenance is usually part of overall landscape management contract)                                                                               | Annually                                                                              |
|                        | Remove sediment from any forebay.                                                                                                                                                                                                     | Every 1–5 years, or as required                                                       |
|                        | Remove sediment and planting from one quadrant of the main body of ponds without sediment forebays.                                                                                                                                   | Every 5 years, or as required                                                         |
| Occasional maintenance | Remove sediment from the main body of big ponds when pool volume is reduced by 20%                                                                                                                                                    | With effective pre-treatment, this will only be required rarely, eg every 25–50 years |
| Remedial actions       | Repair erosion or other damage                                                                                                                                                                                                        | As required                                                                           |
|                        | Replant, where necessary                                                                                                                                                                                                              | As required                                                                           |
|                        | Aerate pond when signs of eutrophication are detected                                                                                                                                                                                 | As required                                                                           |
|                        | Realign rip-rap or repair other damage                                                                                                                                                                                                | As required                                                                           |
|                        | Repair / rehabilitate inlets, outlets and overflows.                                                                                                                                                                                  | As required                                                                           |

Figure 5 is Table 23.10 extracted from C753 – The SudS Manual

## 5.0 Conclusion

This report was commissioned to address planning condition 8 in the full planning permission Ref: DM/24/0115.

This report should be read in conjunction with the proposed drainage and surfacing drawings located in Appendix A.

The recommendations in this report should be followed in order to prolong the service life and efficiency of the system.

The future management company for the overall development must be informed of its responsibility for the maintenance of the SuDs as stated in this report.

If this regime is not adhered to, then it is likely that the various elements of the system may become silted. This will lead to the overall system having a reduced capacity and eventually surface water flooding will be experienced across the site and may also lead to overland flooding of adjacent areas and properties.

The following department is responsible for the future maintenance:

Mid Sussex District Council  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
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