

Sustainable Drainage: Management and Maintenance Plan

Your Sustainable Drainage Strategy must also set out ongoing access, Management and Maintenance requirements to ensure that the sustainable drainage system will continue to perform as intended throughout its design life. This pro-forma supports developers in devising an effective Management and Maintenance Plan for all surface water features proposed within a development, aiming to mitigate the risk of failure through robust operation and maintenance protocols for all features.

You **must** submit this proforma along with your Sustainable Drainage Strategy to the Local Planning Authority.

The Planning Practice Guidance sets out that developers must “*ensure their [sustainable drainage] design takes account of the construction, operation and maintenance requirements of both surface and subsurface components, allowing for any personnel, vehicle or machinery access required to undertake this work.*” You must satisfy the LLFA that “*the proposed minimum standards of operation are appropriate and that there are clear arrangements in place for ongoing maintenance.*”

Development Details	
Development Name	Lyneham, Whiston
Address	Lyneham, Whiston L35 3TH
Development Grid Reference	SJ477909
Planning Application Reference	DN 22-00630-FUL

Sustainable Drainage: Operation and Maintenance Plan

Sustainable Drainage Feature 1		Dimensions of Sustainable Drainage Feature (as appropriate)	
Type of Sustainable Drainage Feature	Permeable Driveways	Surface area (m)	Varies depending on plot number
Manufacturer and Model Number	N/A	Length (m)	Varies depending on plot number
Unique Identification Number <i>(if available)</i>	N/A	Width (m)	Varies depending on plot number
Design Life	60 years plus	Depth (m)	Minimum 200mm permeable stone + permeable tarmac (Total Minimum 300mm)
Location of Feature	Driveways and Parking Courtyards to all Plots	Side slope (m)	N/A
Access Details	At surface	Bed slope (m)	N/A
Party Responsible for Maintenance		Owner of Feature	
Name	Onward Homes	Name	Onward Homes
Address	Renaissance Court, 2 Christie Way, West Didsbury M21 7QY	Address	Renaissance Court, 2 Christie Way, West Didsbury M21 7QY
Email		Email	
Telephone 1	0300 555 0600	Telephone 1	0300 555 0600
Telephone 2		Telephone 2	
Is the party responsible the Owner?	Yes	Is the Owner the party responsible for maintenance?	Yes
Regular Maintenance Schedule			Expected Maintenance Cost (£)
Weekly	N/A		
Monthly	N/A		
Quarterly	N/A		
Bi-annually	N/A		
Annually	N/A		
Other <i>(specify)</i>	Weed / moss removal as necessary by brushing.		
Replacement of Feature	As necessary.		
Remedial Maintenance Schedule			
Tasks in advance of a significant storm	No special tasks required		
Inspection following a significant storm	No special tasks required unless localised ponding on permeable surface is observed. If this is reported the Management Company will investigate		
Likely tasks following of a significant storm	No special tasks required unless localised ponding on permeable surface is observed. If this is reported the Management Company will investigate		
Contingency Plan			
No contingency plan required. Reactive maintenance required if permeable paving not draining.			

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Sustainable Drainage Feature 2		Dimensions of Sustainable Drainage Feature (as appropriate)	
Type of Sustainable Drainage Feature	Cellular Crates	Surface area (m)	112m² (base)
Manufacturer and Model Number	Polypipe PSM1A modules, Polypipe PSM4 modules and Access turrets with Keytec 295 Impermeable membrane and Geotextile protection including Top Hats sealed to pipe flange adaptors supplied as a fully hot air fusion welded/sealed system	Length (m)	26m
Unique Identification Number (if available)	N/A	Width (m)	5m
Design Life	60 years	Depth (m)	1.2m
Location of Feature	Under Entrance Road to Site	Side slope (m)	Vertical
Access Details	Upstream and Down Stream Manholes	Bed slope (m)	Flat
Party Responsible for Maintenance		Owner of Feature	
Name	Onward Homes	Name	Onward Homes
Address	Renaissance Court, 2 Christie Way, West Didsbury M21 7QY	Address	Renaissance Court, 2 Christie Way, West Didsbury M21 7QY
Email		Email	
Telephone 1	0300 555 0600	Telephone 1	0300 555 0600
Telephone 2		Telephone 2	
Is the party responsible the Owner?	Yes	Is the Owner the party responsible for maintenance?	Yes
Regular Maintenance Schedule			Expected Maintenance Cost (£)
Weekly	N/A		
Monthly	N/A		
Quarterly	For first 12 months only Lift downstream chamber cover (PS39) and inspect. If full of water, then investigate flow control not blocked to ensure not backed up water in drainage system.		
Bi-annually	N/A		
Annually	Lift downstream chamber cover (PS39) and inspect. If full of water, then investigate flow control not blocked to ensure not backed up water in drainage system.		
Other (specify)	N/A		
Replacement of Feature	Not expected		
Remedial Maintenance Schedule			
Tasks in advance of a significant storm	N/A		
Inspection following a significant storm	N/A		
Likely tasks following of a significant storm	N/A		
Contingency Plan			
No contingency plan required. Reactive maintenance required if water not draining following storm event. Likely to be blocked outfall or surcharged drainage network down stream of site.			

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Sustainable Drainage Feature 3		Dimensions of Sustainable Drainage Feature (as appropriate)	
Type of Sustainable Drainage Feature	Flow Control	Surface area (m)	N/A
Manufacturer and Model Number	PolyBrake Flat Flow Control Unit. Reference OKJ-IHC-1CZ. Design Head 1.25m, Design Flow = 5l/s	Length (m)	N/A
Unique Identification Number <i>(if available)</i>	N/A	Width (m)	1500 Diameter Manhole
Design Life	60 years	Depth (m)	2.465m
Location of Feature	Manhole Reference PS39 in Site Entrance Road (First Manhole into site from Lyneham)	Side slope (m)	N/A
Access Details	Via lifting Manole Cover	Bed slope (m)	N/A
Party Responsible for Maintenance		Owner of Feature	
Name	Onward Homes	Name	Onward Homes
Address	Renaissance Court, 2 Christie Way, West Didsbury M21 7QY	Address	Renaissance Court, 2 Christie Way, West Didsbury M21 7QY
Email		Email	
Telephone 1	0300 555 0600	Telephone 1	0300 555 0600
Telephone 2		Telephone 2	
Is the party responsible the Owner?	Yes	Is the Owner the party responsible for maintenance?	Yes
Regular Maintenance Schedule			Expected Maintenance Cost (£)
Weekly	N/A		
Monthly	N/A		
Quarterly	For first 12 months only Lift downstream chamber cover (PS39) and inspect. If full of water, then investigate flow control not blocked.		
Bi-annually	N/A		
Annually	Lift downstream chamber cover (PS39) and inspect. If full of water, then investigate flow control not blocked.		
Other <i>(specify)</i>	N/A		
Replacement of Feature	If required provide above reference of flow control to a current manufacturer and provide Like for Like flow control. Flow control should be able to be bolted to existing Manhole as a Like for Like replacement.		
Remedial Maintenance Schedule			
Tasks in advance of a significant storm	Lift Manhole Cover and ensure flow control is free flowing with no blockages. Remove any debris from within the MH chamber.		
Inspection following a significant storm	Lift Manhole Cover to ensure drainage system is draining down as intended.		
Likely tasks following of a significant storm	Lift Manhole Cover to ensure drainage system is draining down as intended.		
Contingency Plan			
Reactive maintenance will be required if water not draining during or following storm event. Likely to be blocked outfall or surcharged drainage network down stream of site.			