

SuDS Maintenance and Management Schedule

The Anchor Inn, 84 Cambridge Road, Hitchin, SG4 0JH

1.0 Site and Drainage Description

- 1.1 A planning application was approved by North Hertfordshire District Council (NHDC) (Ref.: 23/01949/FP) in March 2024 for development at The Anchor, 84 Cambridge Road, Hitchin. The consented development consists of the erection of a new convenience retail unit, reorganization and extension of the car park and alterations to the existing public house.
- 1.2 This document has been prepared to accompany an application for the discharge of Condition 4 of the consented development which requires details of the maintenance and management of sustainable drainage elements to be submitted NHDC prior to occupation of the retail unit.
- 1.3 This document should be read alongside the below documents, which should be updated as and when 'As-built' drawings become available.
- Drainage Layout (Drawing Ref.: 8240287-1201 - T2)
 - External Works Layout (Drawing Ref.: 8240287-1001 - T2)
 - Drainage Construction Details (Drawing Ref.: 8240287-1401-1402 - T2)

2.0 Management Responsibilities

- 2.1 The surface water system serving the development will remain within private land and therefore will be maintained by a private management company. An existing highway gulley will be moved slightly eastwards to enable the alteration of the existing site access and will therefore remain the responsibility of Hertfordshire County Council in its role as Highway Authority.
- 2.1 The Drainage Layout drawing previously mentioned illustrates the proposed surface water drainage strategy and highlights the drainage features provided on-site. These include geocellular crates, permeable paving, a bypass separator, flow control devices, gullies, pipework and chambers.

3.0 Maintenance Activities

- 3.1 This section details the type and frequency of maintenance activities for each drainage feature.

*Table 1: Flow Control Device – Typical Maintenance Activities**

Schedule	Maintenance Activity	Inspection Frequency
Regular Maintenance	Inspect and remove any sediment, debris and silt from the chamber	Six monthly, or as required
	Inspect chamber and incoming / outgoing pipework for blockage or root ingress	Six monthly, or as required
Remedial Actions	Clear chamber and incoming / outgoing pipework of blockages	As required

* Refer to manufacturer's guidance for specific maintenance instructions

Table 2: Gullies and Conventional Pipe Network – Typical Maintenance Activities

Schedule	Maintenance Activity	Inspection Frequency
Regular Maintenance	Inspect and remove sediment, debris and silt from gullies, silt traps and catchpit chambers	Annually, or as required
	CCTV survey to inspect pipework for blockages, root ingress, displaced joints, or other signs of differential settlement	Annually, or as required
Remedial Actions	Clear pipework of blockages, root ingress, repair joints or repair other signs of differential settlement	As required
	Replacement of gullies / pipe system	As required

Table 3: Geo-cellular Attenuation Crates – Typical Maintenance Activities*

Schedule	Maintenance Activity	Inspection Frequency
Regular Maintenance	Initial inspection and identify any areas that are not operating correctly and either clean or replace inlets, outlets, overflows, and/or vents	Monthly for 3 months, then annually
	Inspect / check all inlets, outlets, vents, and overflows to ensure that they are in good condition and operating as designed	Annually
	Remove sediment from pre-treatment structures.	Annually, or as required
Remedial Actions	Survey inside of crates for sediment build up and remove if necessary	Every 5 years or as required

* Maintenance to be in accordance with the specifications of the separator supplier.

Table 4: Bypass Separator – Typical Maintenance Activities

Schedule	Maintenance Activity	Inspection Frequency
Monitoring / Maintenance	Inspection by supplier. Maintenance activities to be identified and carried out by supplier.	Two interim visits, followed by annual inspections, or as required.
	Emptying of retained light liquids and sludge.	To be determined by supplier. Minimum twice a year.
Remedial Actions	Remedial work and/or replacement of separator or supporting infrastructure.	As required.

* Maintenance to be in accordance with the specifications of the separator supplier.

Table 5: Permeable Paving

Schedule	Maintenance Activity	Inspection Frequency
Regular Maintenance	Brushing and vacuuming of surface to remove detrimental materials such as debris, dirt, and sediment.	Annually
	Stabilise / mow adjacent verges, and remove weeds from pavement surface.	As required
	Inspect surface for any rutting and cracked or broken blocks.	Annually
Remedial Actions	Rehabilitate surface and upper substructure.	As required
	Replace any broken block and replace lost jointing material	As required