

Job number	28616	Note number	01
Site Address	Northfleet School for Girls, Hall Road, Northfleet		
Date	April 2026	Prepared by	TMK
Subject	Maintenance Requirements – Supporting Condition 3 of the Planning Permission		

1.0 Introduction

- 1.1 This document comprises a Technical Note which has been prepared by JPP Consulting Limited on behalf of Labosport Limited (to be utilised in conjunction with the Football Foundation AGP Framework), for a proposed artificial grass pitch (AGP). The benefit of this report is to our instructing Client.
- 1.2 The aim of this Technical Note is to provide information to support the discharge of Condition 3, associated with the detailed planning application for the proposed AGP.
- 1.3 This Note will outline the operational, maintenance and access requirements for each proposed drainage feature or Sustainable Drainage System (SuDS) component associated with the proposed drainage strategy of the AGP.
- 1.4 This Note is to accompany the Drainage Strategy report prepared by JPP Consulting Limited, JPP reference R-DS-28616-01-C, regarding the management of surface water run-off arising from the proposals.

2.0 Maintenance

2.1 Surface water drainage maintenance

- 2.1.1 The drainage system will be designed to minimise maintenance requirements. The system will remain private and be maintained accordingly.
- 2.1.2 Additional operation and maintenance details of the various surface water drainage elements are set out below.
- 2.1.3 Pervious pavements (Sub-base)**
- 2.1.3.1 The permeable sub-base of the pitch will both provide a level of attenuation and treatment of surface water. Operation and maintenance requirements for pervious pavements are outlined in Table 2.1 below.

Proposed Artificial Grass Pitch Northfleet School for Girls, Hall Road, Northfleet Maintenance Requirements



Operation and Maintenance: Pervious Pavements		
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 area 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 direct 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 50mm of the level of 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	As required.
	Remove build-up of sediment on upstream gravel trench, flow spreader or at top of filter strip	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 6 months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually
Source: Table 20.15 from The SuDs Manual - 2015		

Table 2.1 Operation and Maintenance: Pervious Pavements

2.1.4 Infiltration systems (Geocellular Soakaway)

2.1.4.1 Infiltration will be facilitated via a geocellular soakaway, located to the north-west corner of the proposed AGP. Operation and maintenance requirements for soakaways are outlined in Table 2.2 below.

Operation and Maintenance: Soakaways		
Maintenance schedule	Required action	Typical Frequency
Regular Maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings.	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional Maintenance	Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	As required, based in inspection
Remedial actions	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs.	As required
	Replacement of clogged geotextile (will require construction of soakaway)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Check soakaway to ensure emptying is occurring	Annually
Source: Table 13.1 from Source: The SuDs Manual - 2015		

Table 2.2 Operation and Maintenance: Soakaways

2.1.5 Sewers – Surface Water Drainage Network

2.1.5.1 Operation and maintenance requirements for sewers are outlined in Table 2.3 below.

Operation and Maintenance: Sewers		
Maintenance schedule	Required action	Typical Frequency
Regular maintenance	Inspect and identify areas that are not operating correctly. If required take remedial action	Monthly for the first 3 months then six monthly
	Debris removal from catchment surface (where may cause risks to performance)	Monthly
	Remove sediment from Hydrobrake	Annually or as required
	Cleaning/jetting of annually, or as required, pipes, rodding eyes and manholes	As required

Table 2.3 Operation and Maintenance: Sewers

2.1.6 Hydrobrake

2.1.6.1 Responsibility for the maintenance of the hydrobrake (Vortex Flow Control) is with the management company, in line with the manufacturer's specifications.

2.1.7 Subsurface Microfilter

2.1.7.1 Responsibility for the maintenance of the subsurface microfilter is with the management company, in line with the manufacturer's specifications. Proposed to intercept carpet infill and to be cleaned periodically (at least monthly).

Document Issue Record				
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