DRAINAGE MAINTENANCE PLAN

Storrington, Downsview Avenue - 168

Revision A

croudacehomes

This schedule has been produced for the management of the sustainable urban drainage systems (SuDS) on this development site.

The tables below set out the required maintenance activities, frequencies and responsible parties based on the recommendations of CIRIA C753 – The SuDS Manual (2015). The maintenance and/or frequency of any such maintenance may be increased from those specified in CIRIA C753 in line with site experience and following audit visits. The Landscape Management Plan should be referred to for vegetation specific maintenance, but general guidance is provided below:

ITEM	MAINTENANCE REQUIREMENT	REQUIRED ACTION	FREQUENCY	RESPONSIBILITY
Ponds	Inspection	General inspection	Monthly	Croudace Homes Ltd. until such point as the development Management Company is established
	Regular maintenance	Litter and debris removal, grass cutting, vegetation management.	Monthly in the summer, as required in the winter.	
		Inspection of inlets and outlets for blockages. Clear as required.	Monthly	
		Inspect water body for signs of poor water quality.	Monthly (May-Oct)	
		Inspect silt accumulation rates and establish appropriate removal frequencies. Undertake contamination testing once some-build up has occurred to inform management and disposal options.	Half yearly	
		Remove sediment from main body of ponds (one quadrant).	Every 5 years	
		Remove sediment from the main body of the pond when the pool volume is reduced by 20%.	Rarely – every 25-50yrs	
		Re-seed failed vegetation (new plant types may be provided if necessary).	Seasonally	
	Occasional Maintenance	Repair erosion or other damage by reseeding. Repair inlets and outlets.	As required	
	Remedial Action	Aerate pond when signs of eutrophication are detected.	As required	

Attenuation Tank	Inspection	Identify and inspect any areas not operating correctly.	Monthly for 3 months, then annually	Croudace Homes Ltd. until such point as the development Management Company is established
	Occasional Maintenance	Inspect inlets/outlets/vents and overflows as necessary	Annually	
	Remedial Action	Repair all inlets, outlets, vents and overflows to ensure they are operating as originally designed	As required	
	Monitoring	Survey tank for sediment build up. Remove build ups if necessary.	Every 5 years or as required	
Pipework and Chambers	Inspection	General condition inspection of inspection chambers and rodding eyes including frames and covers	Monthly for 3 months, then annually	Croudace Homes Ltd. until such point as the development Management Company is established
	Occasional Maintenance	Clear blockages and jet sewers to ensure continued performance	As required	
		Repair inlets, outlets and inspection chambers as necessary.	As required	
	Remedial Action	Ensure frames and covers located within hard landscaping are no more than 5mm above or below the pavement surface	As required	
	Monitoring	CCTV survey of estate sewerage	As required	
Permeable Paving	Regular Maintenance	Brushing and vacuuming over the surface	Once a year after autumn leaf-fall	Croudace Homes Ltd. until such point as the development Management Company is established
	Occasional Maintenance	Removal of weeds using glyphosphate applied directly rather than sprayed	As required	
	Remedial Action	Remedial work to any depressions, rutting and cracked or broken blocks and replace jointing material	As required	
		Rehabilitation of surface and upper substructure by remedial sweeping	Every 10-15yrs	
	Monitoring	Initial inspection	Monthly for 3 months after construction	
		Inspect for poor operation, silt accumulation and inspection chambers	48hr after large storms in first 6 months and then annually	

Deep bore Soakaways	Inspection	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually	
	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 upon inspections	
	Remedial Action	Rectify any blockages in drainage system by means of high-pressure water jets.	As required	
		Replace or clean void fill, if performance deteriorates	As required	
	Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly for first year, then annually	
		Check soakaway to ensure emptying is occurring.	Annually	
		Complete soakaway inspections with detailed CCTV rods, or similar.	Every 5 years or as required	

Reporting and Reviewing

This maintenance regime should be assessed biennially to ensure that the specified approach is still relevant and effectively managing flood risk. The updates to this schedule should be completed by the development Management Company or Croudace Homes Ltd. depending on the item ownership at the time of the required update.

Maintenance visits should be recorded and are to include a brief description of the works carried out. Notes should also be made of emerging defects that require monitoring and planning for future repairs.

The Construction (Design and Management) Regulations Information

All maintenance works should be completed by competent contractors and in accordance with site-specific risk assessment and method statements.