Consulting Civil Engineers

Maintenance Schedule

Frithknowle, Picts Lane, Cowfold, West Sussex

Planning Ref: DC/23/1758

For

Mr & Mrs O'Farrell

Rev - **P**

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1 Maintenance

1.1 Introduction

1.1.1 During construction, the Contractor will be responsible for maintaining the drainage and SuDS (Sustainable Drainage Systems). Upon handover, the occupier will take on the responsibility of these duties as laid out in this report.

1.1.2 The maintenance schedule for the proposed development will be split down into two separate categories; SuDS features and regular private drainage.

1.2 General Drainage Maintenance Specification

1.2.1 Inlet Structures and Inspection Chambers

- Inlet structures such as rainwater downpipes, road gullies and channel drains should be free from obstruction at all times to all free flow through the SuDS
- Inspection Chambers and Rodding Eyes are used on bends or where pipes come together. They allow access and cleaning to the system if necessary.

Inlet Structures and Inspection Chambers	
Regular Maintenance	**Frequency**
Inlet Structures **Inspect rainwater downpipes, channel drains and road gullies, removing obstructions and silt as necessary. Check that there is no physical damage.** **Strim vegetation 1m min surround to structures and keep area free from silt and debris**	Monthly
Inspections Chambers and below ground control chambers. **Remove cover and inspect, ensuring that the water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt.** **Undertake inspection after leaf fall in Autumn**	Annually
Occasional Maintenance **Check topsoil levels are 20mm above edges of chambers to avoid mower damage.**	As necessary
Remedial Work **Repair physical damage if necessary**	As required

1.2.2 Below ground drainage pipes

- Below ground drainage pipes convey water to the SuDS system. They should always be free from obstruction to allow free flow.

Below Ground Drainage Pipes	
Regular Maintenance	**Frequency**
Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months then annually
Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
Remove sediment from pre-treatment inlet structures and inspection chambers.	Annually or as required
Maintain vegetation to designed limits within the vicinity of below ground drainage pipes and tanks.	Monthly or as required
Remedial Work **Repair physical damage if necessary**	As required
Monitoring **Inspect all inlets, outlets and vents to ensure that they are in good conditions and operating as designed.**	Annually
Survey inside of pipe runs for sediment build up and remove if necessary.	Every 5 years or as required