BRIGHT PLAN CIVILS

SuDS Drainage Maintenance Schedule

D1955 - ELLIS CLOSE, ARUNDEL, BN18 9LG

1.1 Surface Water Maintenance

1.1.1 The proposed surface water drainage scheme strategy is summarised on drawing D1955/200. This will capture runoff via traditional rainwater pipe, gullies and channel drainage, within private areas. This will discharge into a piped system which will discharge to an existing Surface Water Public Sewer located within the confines of the site. Post completion there is a reduction in catchment areas so no storage and/or attention is required.

1.1.2 Maintenance plays an important part in the long-term performance of a surface water drainage system and will be required to ensure that it remains fully operational.

1.1.3 The responsibility for the maintenance of the surface water drainage system will lie with a management company appointed by the Developer who will be made aware of specific maintenance tasks to ensure that the surface water drainage system remains operational throughout its lifetime (it is recommended that this document is made available to them).

1.2 Remedial/Repair Actions

1.2.1 Significant storm events may cause considerable damage to SuDS and their associated components. As such, it may be necessary to inspect and carry out essential recovery works to return the feature to full working order. Resetting of uneven blocks by lifting block area, removing bedding material and relaying to match original design are all actions which may need to be undertaken.

1.3 Maintenance Regime

1.3.1 The drainage system has been designed to minimise maintenance requirements; however a number of key tasks will need to be undertaken so that the system remains in optimal condition. These operations are summarised in Table 1 below, along with the required frequency of works.

Drainage System feature	Proposed maintenance / remedial works	Required frequency of works
Inlet, Outfall	Inspection, vegetation clearance and additional clearing/cleansing of potential outfall blockages	At least once a year
	Desilting	Year 1, Year 3, then every 5 years
Catch pits, gully sumps and drains	Inspection and additional cleansing as required.	Annual
	Desilting	Year 1, Year 3, then every 5 years

Pipework	Jetting to clear blockages	As required

Table 1. Proposed Maintenance Regime

1.3.2 It is also recommended that the level of silt in the system is recorded at each maintenance visit to help establish a more informed regime.

1.3.3 In addition to the intervals above, the condition of the surface water drainage system should be assessed following significant rainfall events to ensure that silt has not washed through and been deposited in a way that could affect the operation of the system.

1.4 Accidental Spillages

1.4.1 It is not envisaged that any materials are to be stored onsite once the development has been completed which could cause major spills and potential pollution issues within the drainage system. If this situation alters in the future consultation with a specialist will be required in order to confirm if any upgrades to the existing system are necessary.

1.5 Future Alterations to the Development

1.5.1 Any future alterations to the drainage infrastructure should be confirmed by a specialist. Where possible any future services are to avoid being located through areas of permeable paving. If new services are required to run through areas of permeable paving, services should be installed below the depth of permeable paving with the permeable system reinstalled above.

1.6 Responsibility and Adoption

1.6.1 The Developer will be responsible for the management and maintenance of the proposed drainage system, and will be responsible for their maintenance and repair until such time that adoption of any elements of the drainage system is agreed with the relevant authority.

1.6.2 The Developer is responsible for management and maintenance and this includes the entirety of the incurred costs of this ongoing work, until such time that adoption of any elements of the drainage system is agreed with the relevant authority. Should the Developer wish to recuperate costs associated with these works, they will need to agree the basis for this with individual property inhabitants.

ARUN DISTRICT COUNCIL AB/150/21/PL