

Drainage Management and Maintenance Schedule



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Project	Land North of Water Lane, Angmering
Project Number	23544

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1 Schedule of Maintenance

- 1.1 Once appointed the Contractor will prepare a site specific method statement for the control of silt and other pollutants during construction. CIRIA Report C532, Control of water pollution from construction sites, provides further guidance on this.
- 1.2 The Contractor will maintain the proposed drainage system during construction and until the handing over of the site.
- 1.3 Upon completion management of the shared drainage facilities will be passed on to Southern Water.
- 1.4 Where not adopted, upon completion management of the shared drainage facilities will be passed on to a Management Company appointed by the Developer on behalf of the Residents.
- 1.5 In the event that the Management Company becomes unable to discharge its duties within two years of first appointment the Developer will endeavour to appoint an alternative on behalf of the Residents.
- 1.6 Regular maintenance of all private drainage, gullies, gutters, rainwater pipes and connections will be the responsibility of the individual homeowner and should be undertaken every 3 months.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Manage vegetation and remove nuisance plants – aesthetics	As required
	Litter and debris removal – catch pits, swales, headwalls and detention basins	Monthly or as required
	Cleaning of gutters and any filters on down pipes.	3 Monthly
	Mow all dry swales, SuDS basins and margins to low flow channels and other SuDS features at to be maintained between 100mm and 150mm max.	As required
	Remove any debris or obstructions from the existing watercourses.	Monthly or as required
	Remove sediment and debris from silt trap chambers, channel drains and inlet chambers	6 monthly
	Surface and foul water pipework – jetting / rodding	Every 2 years or as required
	Inspect for sediment and debris in pre-treatment components and floor of detention basins.	Annually
	Trim any roots that may cause blockages to the system.	Annually (or as required)



Maintenance Schedule	Required Action	Frequency
Occasional Maintenance	Remove sediment and debris from pre-treatment components and floor of storage structure inspection tubes or chambers and inside of concrete manhole rings.	As required based on inspections
Corrective Maintenance	Repairs to access chambers / manhole covers	As required
	Remove debris / blockages to silt traps / channel drains / headwalls	As required
	Surface remedial works to any depressions or rutting	As required
	Inspect inlet, outlet from downpipes, channel drains, infiltration basin, swales, headwalls and gullies for blockages, standing water and clear	As required
	Reconstruct storage structures if performance deteriorates or failure occurs	As required
	Where there is a build-up of silt in the swales or at inlets, i.e. 50mm or more above the design level, then remove and spread on site. Undertake when ground is damp in autumn or early spring and transplant turf and overseed to original design levels.	As required
Monitoring	Inspect silt traps and note the rate sediment has accumulated	Monthly in the first year and then annually
	Inspect storage structures to ensure they are fully emptying	Annually

Schedule of Regular and Corrective Maintenance

- 1.7 Any parts, materials or products that require replacement or come to the end of the manufactures recommended design life will be replaced by the private Management Company or individual homeowner as required.

Component	Inspection Frequency						
	1 Month	3 Months	6 Months	1 Year	After leaf fall in Autumn	2 Years	When alarm indicates
Gullies, Channels and Gutters		✓			✓		
Catchpits	✓				✓		
Surface and Foul Water Pipework						✓	
Permeable Paving				✓			
Swale / Detention Basins		✓					
Flow Controls			✓				
Storage Facilities				✓			
Existing Watercourse	✓						

Inspection Frequency Summary

2 Financing

- 2.1 The regular maintenance of all private drainage, channels, gutters, rainwater pipes and connections will be the responsibility of the individual property owners.
- 2.2 The regular and corrective maintenance of all shared elements of the drainage system will be managed and funded through the Management Company on behalf of the Residents.

3 Design Life

- 3.1 The design life of the development is likely to exceed the design life of the components within the SuDS network. During the routine drainage inspections it may be determined that some components have reached the end of their functional life cycle.
- 3.2 Where possible repairs should be the first option considered however if repairs are unviable, it will be necessary for the property owner of Management Company to replace the faulty component.

4 Emergency Plan

4.1 Potential flood and maintenance indicators:

- Manhole chambers / PPICs overflowing
- Gullies overflowing or ponding
- Channel drains overflowing or ponding
- Other visual indicators of the drainage system not performing as it should

4.2 Should any of the items above occur then immediate action as outlined below should be undertaken:

- Inspect for blockages in the problem area
- Should the problem not be identified via an initial inspection:
 - For unadopted onsite drainage the Management Company should appoint a suitable drainage engineer to inspect and survey the system and jet any blockages
 - For adopted onsite drainage the relevant statutory undertaker should be alerted
 - Where it is suspected that there is a problem with the downstream drainage network the owner or relevant statutory undertaker of that system should be alerted

4.3 Spillages

- 4.3.1 If a serious spillage in volume or toxicity occurs on site then the spillage should be isolated with soil, turf or specialist fabric and all downstream outlets should be bunged / blocked.
- 4.3.2 Once the spillage is contained the Environment Agency should be contacted immediately on 0 [REDACTED]