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DRAINAGE MAINTENANCE PLAN

CEDAR END, EASTERGATE LANE
EASTERGATE

ARUN DISTRICT COUNCIL BN/82/24/DOC

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DRAINAGE MAINTENANCE PLAN

for

CEDAR END, EASTERGATE LANE
EASTERGATE

Client:
Shopland Gray

ISSUE		A	B	C
Issued By	C Hendry			
Date	18.06.2024			
Purpose	Information			
Approved By	CH			

Project No. RRL032

ARUN DISTRICT COUNCIL BN/82/24/DOC

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1.0 An introduction to sustainable drainage systems or SuDS

SuDS are an environmentally friendly approach to managing rainfall that uses landscape features to deal with surface water. SuDS aim to:

- Control the flow, volume and frequency of water leaving a development area
- Prevent pollution by intercepting silt and cleaning runoff from hard surfaces
- Provide attractive surroundings for the community
- Create opportunities for wildlife

2.0 SuDS on Site

SuDS at this development have been designed to prevent flooding of both the proposed properties, neighbouring properties, and external hard landscaping.

Surface water run-off is directed into the piped gravity drainage system on site and is then discharged into a buried crate soakaway.

3.0 SuDS Maintenance Schedule

General Maintenance

In addition to the maintenance of specific SuDS features, such as attenuation tanks, the following table outlines general maintenance requirement of the surface water system.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from pre-treatment devices & floor of inspection chambers	Annually
	Cleaning of any gutters & any	Annually

	filters on downpipes	
	Trimming and roots that may be causing blockages	Annually (or as required)
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually

Sump Catchpit Manholes

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from sump	Monthly in the first year and then as required based on inspections
Monitoring	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly in the first year and then annually

Soakaways

Soakaways are buried structures that allow water to soak into the ground. Maintenance will usually be carried our manually, although a suction tanker can be used for sediment/debris removal for large systems. If maintenance is note undertaken for long periods, deposits can become hard-packed and require considerable effort to removed.

Roads and/or parking areas drainage to infiltration components should be regularly swept to prevent silt being washed off the surface. This will minimise the need for maintenance.

Maintenance Schedule	Required Action	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 on inspections
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 reconstruction 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

4.0 SuDS Maintenance Responsibility

The maintenance of the SuDS features, and drainage generally will be funded and implemented by the future homeowner.

5.0 Foul Drainage on Site

Foul water drainage refers to grey water and sewage and potentially wash-down water from plant rooms and bin stores or waste storage areas.

The foul drainage system at on site comprises a piped network that discharges by gravity into the existing public foul sewer.

6.0 Foul Drainage Maintenance

The foul drainage system has been designed in accordance with the relevant codes of practice and should achieve self-cleansing velocity with the anticipated foul water flows. Maintenance of the system should therefore be minimal, but blockages may occur with improper use, such as inappropriate objects being flushed down toilets, in which case rodding or jetting may be required. This work should be carried out on an ad hoc basis by a specialist contractor.