

Director Cottage's, Toddington Lane,
Littlehampton, West Sussex

OWNERS MANUAL

Relating to Surface Water Drainage Maintenance

The site has been designed in accordance with Sustainable Drainage Systems (SUDS) techniques.

The SUDS Manual (CIRIA C697) states that "Sedimentation is one of the primary removal mechanisms in SUDS. Most pollution in runoff is attached to sediment particles and therefore removal of sediment results in a significant reduction in pollutant loads".

In order to remove sedimentation the surface water drainage design utilises deep seal trapped gullies throughout, catchpit manholes upstream of the surface water storage/infiltration devices and distribution tanks within the permeable paved areas.

Detailed drawings re attached for the cellular infiltration and concrete ring soakaway system.

Explanation of the Surface Water Drainage System

The principle of SUDS has been adopted for the whole of the site, calculations have been carried out using MicroDrainage with a storm return period of 100 years and an allowance of 30% for climate change.

Generally roof water drains direct o the domestic drainage system within each curtilage and from there will be directed to the below ground surface water network.

Hardstanding areas and access roads or drives, drain to trapped gullies. All of these systems outfall to the surface water drainage system within the property.

Reasons for Maintenance

Surface water contains variable amounts of sediment which settles out at certain locations and could cause blockages if left.

Maintenance Schedule for catchpit and gullies

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required take remedial action.	Monthly for 3 months then 6 monthly.
	Debris removal from catchment surface (where may cause risks to performance).	Monthly.
	Remove sediment and oil deposits from all trapped gullies.	Annually or as required.
	Remove sediment structures upstream of the cellular storage tanks.	Annually or as required.
Remedial actions	Repair/rehabilitation of inlets, outlets, overflows and vents.	As required.
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually and after large storms.

Maintenance for concrete ring soakaways

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If require take remedial action.	Monthly for 3 months then monthly.
	Debris removal from catchment surface (where may cause risks to performance).	Monthly.
	Inspect chambers and manholes for evidence of pipe operating correctly and take remedial action if necessary, to include jetting of pipework.	Monthly for 3 months then annually.

Maintenance Schedule Cellular Storage

Maintenance Schedule	Required Action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required take remedial action.	Monthly for 3 months then 6 monthly.
	Debris removal from catchment surface (were may cause risks to performance).	Monthly.

Maintenance and Repair if required is the sole responsibility of the property owner for any soakaway or SUD's systems within the boundary of their respective property. This includes the funding for such works should they be required at any time.