

Cooper & Withycombe

CONSULTING ENGINEERS

**Proposed Cottage
Longacre
Maypole Lane
Yapton
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Sustainable Drainage Management Plan

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**Proposed Cottage, Lavender Cottage, Longacre, Yapton
Sustainable Drainage Management Plan**

1. Introduction

A Sustainable Urban Drainage System (SUDS) has been designed and installed to prevent flooding of the proposed development and control storm water flows from the development.

2. SUDS Installed in Development

The system includes:

- i) Rainwater harvesting for re-use of water in maintaining the development.
- ii) Permeable paving.
- iii) Infiltration via soakaways.

The outline scheme is shown on the Philips Chartered Surveyors drawing HL-C-05

3. Management and Maintenance of SUDS System

For effective operation of the system regular inspection maintenance of the system is required. The maintenance will need to be undertaken on behalf of the Management Company by experienced contractors.

Access/inspection traps are provided into all key components of the system to allow inspection and maintenance.

The scope and frequency of this is to include, but is not exclusive to:

Task / Element	Inspection / Maintenance	Frequency
Litter management	Remove litter and surface debris	Monthly
Gutters / downpipes	Clean out	Annually
Inlets / outlets and surface	Inspect surface structures, remove obstructions and silt as necessary.	Monthly
Inspection chambers and below ground control chambers	Remove cover and inspect to ensure water is flowing freely.	Annually
Underground drainage / overflow	Jet pipes and check free flow	Annually