

## DRAINAGE AND SUDS MAINTENANCE PLAN

Unit A, Consort Way,  
Burgess Hill, RH15 9TJ

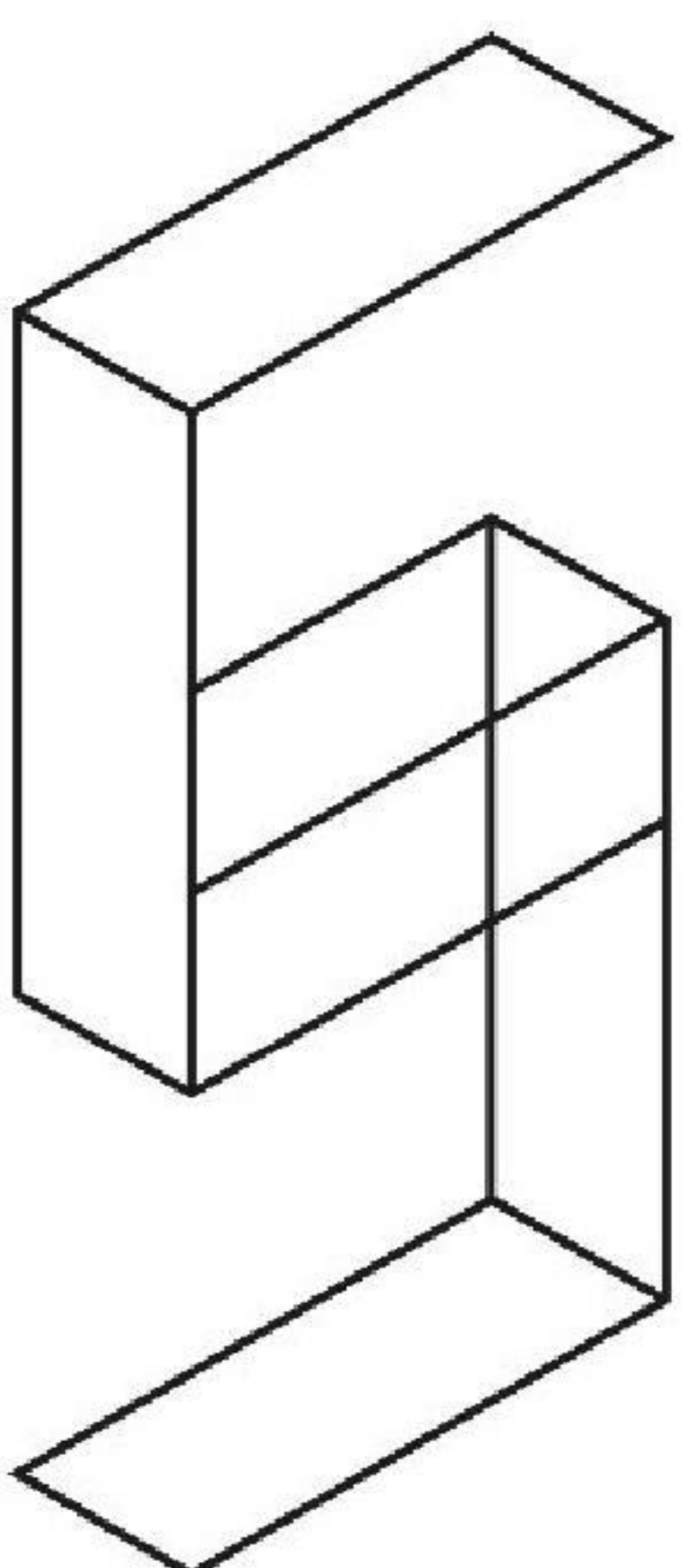
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Prepared by: J Telford

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Client: Capital Hair & Beauty Ltd



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Document Issue Record

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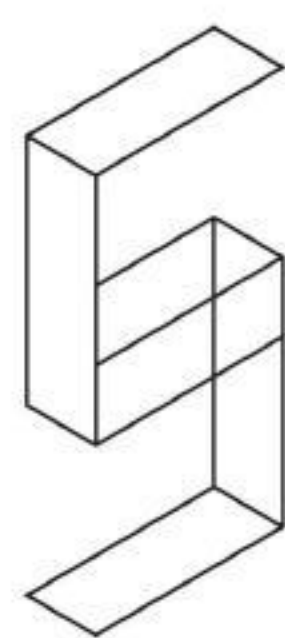
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| Signature      |               |            |            |            |            |

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## 1.0 Introduction

### General

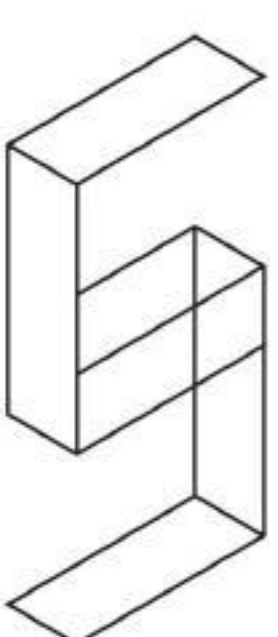
- 1.1 Civil Studio are appointed by Capital Hair & Beauty Ltd to produce a site specific Drainage and SuDS Maintenance Plan at the above site located at national grid reference TQ 30202 18742. The below site wide maintenance plan has been produced based upon the latest Drainage Strategy Drawing ref: 24.064\_03.10. The plan has been prepared in accordance with the following documents;

- CIRIA C753: The SUDS manual (2015)
- CIRIA C698: Site Handbook for construction of SuDS (2007)
- Approved Document Part H: Drainage and waste disposal (2010)

### Operation and Maintenance Activity Categories

- 1.2 The below site wide maintenance plan is divided into 3 categories of maintenance activities as detailed within CIRCA C753. The categories are as follows;

- Regular Maintenance (Including Inspections and Monitoring) - *Regular maintenance consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.*
- Occasional Maintenance – *Occasional maintenance comprises of tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks such as sediment removal. Guidance on specific maintenance activities is given below for all features.*
- Remedial Maintenance – *Remedial maintenance comprises of intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults has been minimised by design. Where remedial works are found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events, therefore such timings are difficult to predict..*



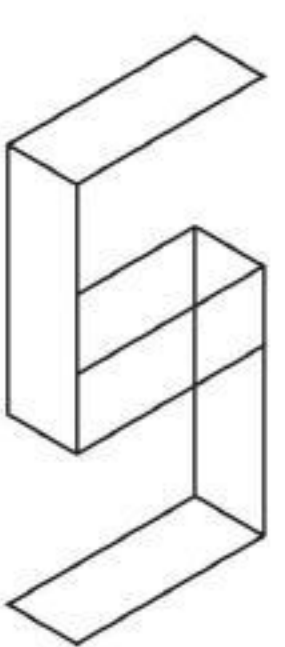
## **2.0 Private Drainage Networks**

### **Private Foul Water Network**

- 2.1 Regular maintenance of private foul pipework is not necessary. Inspection/manhole covers are to be cleared if found to be covered and not visible. Access points to the entire network have been provided to ensure all pipework can be cleared if a blockage occurs in time.

### **Private Surface Water Network**

- 2.2 Regular maintenance of private surface pipework is not necessary. However, the clearing of gutters, downpipes and gully covers should be regular to remove debris. Inspection/manhole covers are to be cleared if found to be covered and not visible. Access points to the entire network have been provided to ensure all pipework can be cleared if a blockage occurs in time



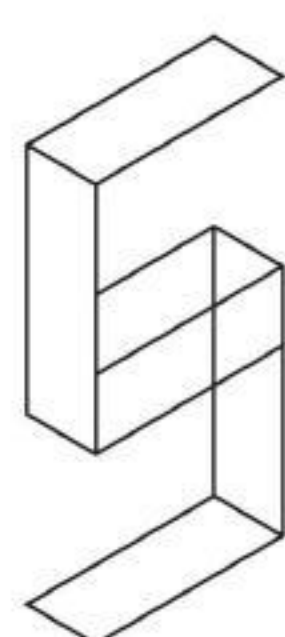
**3.0 Private Access Points and Chambers.**

3.1 To ensure the network remains free flowing and clear, key features should remain unblocked and clear. The below maintenance plan should be adhered to;

| Activity            | Required action                                                                                                                                           | Frequency    |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Regular Maintenance | Inspect structures, removing obstructions and silt as necessary. Check there is no physical damage.                                                       | Monthly.     |
|                     | Remove covers and inspect, ensuring that water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt when required. | Annually.    |
|                     | Undertake inspection after leaf's fall in autumn.                                                                                                         | Annually.    |
| Remedial actions    | Repair physical damage when necessary.                                                                                                                    | As required. |

*Table 1 – Private Controls, Access points and Chambers Maintenance Plan.*

3.2 Access points such as inspection chambers and manholes have been positioned at all changes in direction within the piped network. This eases the cleaning process and allows access to all pipe lengths.



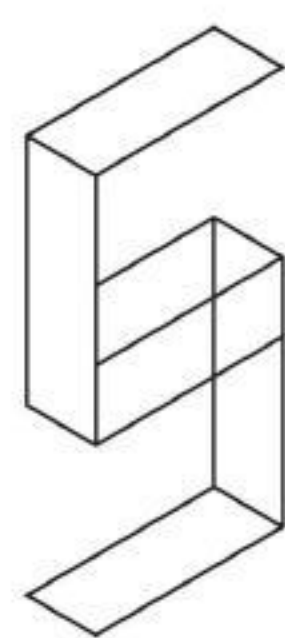
4.0      **Crated Attenuation Tank - PolyStorm**

- 4.1      The online crated attenuation tank provides storage for storm events up to the 100 year storm event including 45% climate change. The attenuation is constructed from modular Polystorm plastic crates which provides a very high void ratio and so a significant volume of water will be held in this attenuation tank in times of extreme rainfall. Due to the high volume of water that could potentially be held in this tank and the fact the tank forms the only area of attenuation across the site, monitoring and maintenance is important. It is this attenuation tank which prevents downstream 3rd party properties of being flooded from storm events up to and including the 100 year storm event.
- 4.2      The ingress of fines, silt and debris into the crated structure is the single greatest threat to the overall effective storage capacity and therefore these should be prevented from freely entering the network and eventually the crated tank.
- 4.3      The below maintenance plan should be adhered to;

| Activity            | Required action                                                                                                             | Frequency                              |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Regular maintenance | Inspect and identify any areas that are not operating correctly. If required, take remedial action.                         | Monthly for 3 months, then bi-monthly. |
|                     | Debris removal from catchment surface (where may cause risks to performance).                                               | Monthly.                               |
|                     | Remove sediment from upstream manholes and silt traps.                                                                      | Annually (or as required).             |
| Remedial actions    | Repair/rehabilitation of inlets, outlet, 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.       |

*Table 2 –Crated Attenuation Tank – Polystorm Maintenance Plan.*

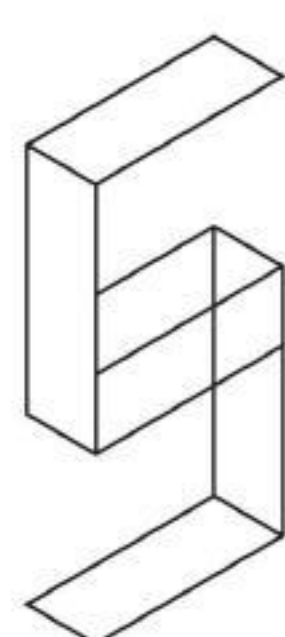
- 4.4      To aid the maintenance of the crated tank, access points have been specified upstream and downstream of the tank to enable CCTV and jetting access where required.
- 4.5      Replacement of the Polystorm crates and possible the geotextile layers will be necessary if the attenuation tanks capacity is reduced. The PSI of high pressure jetting equipment used to clear any blockage is to be approved by the pipework manufacturer prior to ensure no damage to any pipework.

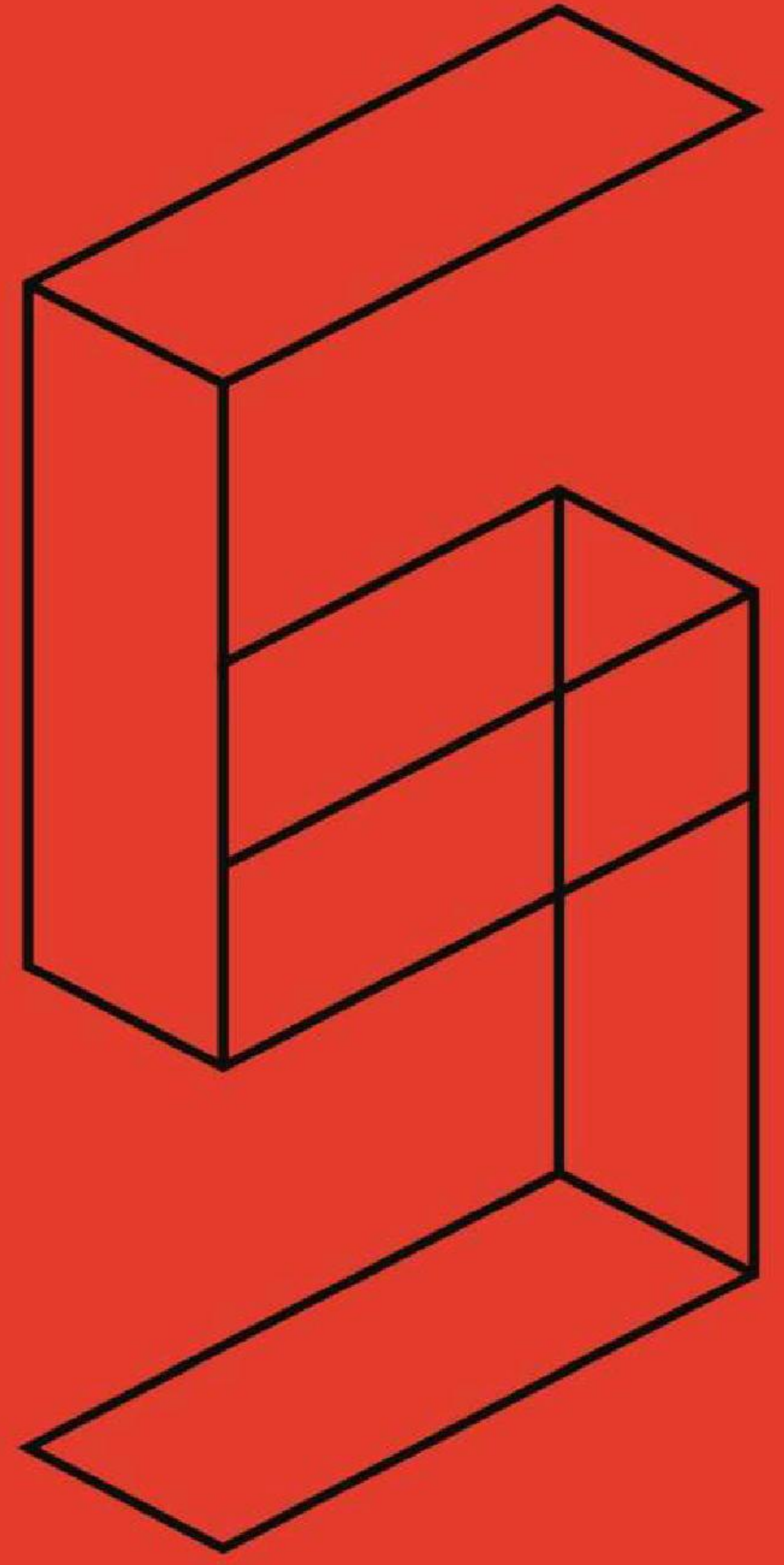


**5.0 Maintenance Responsibilities**

**Individual property owners**

- 5.1 All Drains are to be privately owned and maintained by individual property owner.
- 5.2 All access points and chambers associated with the drainage network will be privately owned and therefore the maintenance will be the responsibility of the property’s owner.
- 5.3 The crated attenuation tank is to be owned and maintained by the property’s owner.
- 5.4 The rainwater harvesting tank will be owned and maintained by the property’s owner.





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