

APPENDIX B – INSPECTION AND MAINTENANCE STRATEGY

***UNIT A, CONSORT WAY, BURGESS
HILL, RH15 9TJ***

DRAINAGE MAINTENANCE STRATEGY

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DRAINAGE MAINTENANCE STRATEGY

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1 INTRODUCTION

Sustainable Drainage Systems (SuDS) are an environmentally friendly approach to managing rainfall that uses landscape and drainage features to deal with surface water, SuDS aim is to:

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

1.1 SUDS MEASURES

Refer to the as built construction drawings for details of the drainage features installed on the site

2 MANAGING THE SUDS

All features shall be owned and maintained by the owners of the site as part of the long-term future maintenance of the development.

3 INSPECTION AND MAINTENANCE STRATEGY

3.1 INLETS, OUTLETS, CONTROL AND INSPECTION CHAMBERS

- Inlet and outlet structures may be surface structures such as gullies, drainage channels or conveyance pipes. They must be free from obstructions at all times.
- SuDS control chamber featuring a flow restrictor device in the form of a hydrobrake that limits flow passing through the system.
- Inspection chambers and rodding eyes are used on bends or when pipes join and allow cleaning of the system if necessary.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	INLET AND OUTLET STRUCTURES AND CONVEYANCE PIPES - Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage	Monthly
	CONVEYANCE PIPES – Pipes are designed to be self-cleansing to prevent build-up of sediment. Inspect pipes removing obstructions and sediment through jet washing if necessary	Annually or as necessary
	INSPECTION AND CONTROL CHAMBERS – Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Ensure flow restriction device is unobstructed. Undertake inspection after leaf fall in Autumn.	Annually
Remedial Actions	Repair physical damage if necessary	As required

4 PIPED DRAINAGE NETWORK

Piped drainage networks collect sediment and debris over time and needs to be cleaned out so it performs as required.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspection of manholes for debris and sediment build-up	Annually or following poor performance
	Cleaning of manhole chamber sand removing any debris and sediment build-up	Annually or following poor performance
Occasional Maintenance	Jetting of pipes between manholes to flush any debris and sediment build-up down the pipes. Debris and sediment build-up to be collected at the downstream manhole and removed from the piped network.	Three monthly (or as required)
Monitoring	Survey pipes for any signs of root ingress, cracking or collapse and undertake remedial work to replace pipe runs as necessary.	Every 5 years or as required following poor performance

5 TREES

Trees are located around the development and needs attention to maintain good health and support environmental benefits.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris	Monthly (or as required)
	Manage other vegetation and remove nuisance plant	Monthly (at start and then as required)
	Inspect inlets and outlets	Quarterly
Occasional Maintenance	Check tree health and manage tree appropriately	Annually
	Remove silt build-up from inlets and surface and replace mulch as necessary	Annually or as required
	Water	As required (in periods of drought)
Monitoring	Inspect silt accumulation rates and establish appropriate removal frequencies	Half yearly

6 ATTENUATION STORAGE TANK

The attenuation tank will act as a reserve storage zone for when water levels are greater than discharge levels storm periods. This invites granular and silt build up along with algae build up from sitting water.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	For systems where rainfall infiltrates into the tank from above, check the surface of the filter for blockages by sediment, algae, or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays.	Annually, or as required
Remedial Actions	Repair/rehabilitate 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
	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required

7 RAINWATER HARVESTING TANK

The rainwater harvesting tank is designed to provide some of the buildings water supply and serves to reduce the amount of surface water from the site and reduce the required attenuation tank volume. Regular maintenance is required to ensure reliable operation.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspection of the tank for debris and sediment build-up, inlets/outlets/withdrawal devices, overflow areas, pumps, filters	Monthly for 3 months, then annually. Following poor performance
	Cleaning of tank, inlets, outlets, withdrawal devices and roof drain filters of silt and other debris.	Annually Following poor performance
Occasional Maintenance	Cleaning and/or replacement of any filters	Three monthly (or as required)
Remedial Actions	Repair of overflow erosion damage or damage to tank	As required
	Pump repairs	As required