

Drainage Management and Maintenance Schedule



Project	Land West of Allbrook Way, Knowle Hill, Eastleigh
Project Number	23823

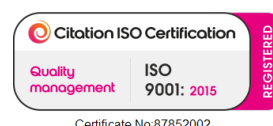
By Stuart Magowan

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1 Schedule of Maintenance

- 1.1 Once appointed the Contractor will prepare a site specific method statement for the control of silt and other pollutants during construction. CIRIA Report C532, Control of water pollution from construction sites, provides further guidance on this.
- 1.2 The Contractor will maintain the proposed drainage system during construction and until the handing over of the site.
- 1.3 Upon completion the Principal Contractor will collate the data sheets, operation and maintenance details of all materials used in the construction of the site drainage system.
- 1.4 These details will issued to the Management Company for their records.
- 1.5 Upon completion management of shared drainage facilities (where not adopted by a Statutory Undertaker) will be passed on to a Management Company appointed by the Developer on behalf of the Residents.
- 1.6 In the event that the Management Company becomes unable to discharge its duties within two years of first appointment the Developer will endeavour to appoint an alternative on behalf of the Residents.
- 1.7 Maintenance of individual property drainage connections is the responsibility of the individual property owners.
- 1.8 The following maintenance schedule details the typical tasks to be undertaken at different intervals.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Manage vegetation and remove nuisance plants – aesthetics	As required
	Litter and debris removal – catchpits, headwalls and wetland areas	Monthly or as required



Maintenance Schedule	Required Action	Frequency
	Mow all margins to the wetland flow channels with vegetation height to be maintained at between 100mm and 150mm	Monthly or as required
	Cleaning of gutters and any filters on downpipes	3 Monthly
	Remove sediment and debris from trapped gullies, silt trap chambers, channel drains and inlet chambers	6 monthly
	Inspection of wetlands	6 monthly
	Inspection and removal of silt and hydrocarbons from Downstream Defender	6 monthly
	Removal of silt from wetland ponds	Annually
	Visual inspection of permeable paving for defects and settlement	Annually
	Cutting / removal of reeds to maintain healthy growth within the wetlands. Once established 1/3 of reeds to be removed annually.	Annually
	Sweeping / brushing of permeable paving	Every 2 years
	Surface and foul water pipework – jetting / rodding	Every 2 years or as required
Corrective Maintenance	Remove debris / blockages to trapped gullies, silt traps, channel drains and headwalls	As required
	Repairs to access chambers / manhole covers	As required
	Replace any broken permeable blocks / surface, remedial works to any depressions or rutting	As required
	Inspect inlet, outlet from downpipes, channel drains, gullies and headwalls for blockages, standing water and clear	As required
	Reconstruct storage structures if performance deteriorates or failure occurs	As required
	Where there is a build-up of silt in wetland or at inlets to the wetland areas of 50mm or more above the design level remove silt and spread on site. Undertake when ground is damp in autumn or early spring and transplant turf / overseed to original design levels	As required
Monitoring	Inspect silt traps and note the rate sediment has accumulated	Monthly in the first year and then annually
	Water quality to be monitored remotely at the outlet manhole from the site.	For first 5 years after completion
	Inspect storage structures to ensure they are fully emptying	Annually

Indicative Schedule of Maintenance for the Proposed Drainage System

Component	Inspection Frequency					
	1 Month	3 Months	6 Months	1 Year	After leaf fall in Autumn	2 Years
Headwalls, Gullies, Channels and Gutters		✓			✓	
Catchpits	✓				✓	
Surface and Foul Water Pipework						✓
Permeable Paving				✓		
Wetlands			✓			
Flow Controls			✓			
Storage Facilities				✓		
Downstream Defender			✓			
Outfall Manhole	✓					

Inspection Frequency Summary

2 Regular Maintenance Procedures

2.1 It is recommended the Management Company employ a suitably qualified company to undertake the maintenance works on site for all shared drainage. The following procedures provide a guide to the two most common maintenance items, jetting and silt removal, to be undertaken on site.

2.2 Jetting

2.2.1 Equipment Required:

- High-pressure water jetting equipment
- Personal protective equipment (PPE) for operators

2.2.2 Typical Procedure:

- Perform a pre-jetting inspection to assess the level of sedimentation
- Insert the jetting hose into the pipe, starting from the upstream end
- Gradually move the jetting hose downstream, ensuring the entire pipe length is cleaned
- Monitor the process to avoid any damage to the pipe structure.
- Collect dislodged silt and debris at the downstream end using a vacuum or manual removal

2.3 Silt Removal and Disposal

2.3.1 Equipment Required:

- Vacuum truck or manual removal tools

- Containers for temporary storage of silt and debris

2.3.2 Typical Procedure:

From Gullies, catchpits, pipework headwalls

- Collect the dislodged silt and debris from gullies, catchpits, downstream end of the surface water pipe or headwalls.
- Transfer the collected material to the containers
- Dispose of the collected silt and debris following local regulations and environmental guidelines

From Wetland ponds

- Consult Ecologist to ensure works undertaken at appropriate times to minimise any disruption to wildlife
- Remove silt and debris from base of ponds and spread material on the adjacent bank of the wetland area and leave in place for 24-48 hours .
- Transfer material to containers
- Dispose of the collected silt and debris following local regulations and environmental guidelines

3 Design Life

- 3.1 The design life of the development is likely to exceed the design life of the components within the SuDS network. During the routine drainage inspections it may be determined that some components have reached the end of their functional life cycle.
- 3.2 Where possible repairs should be the first option considered however if repairs are unviable it will be necessary for the property owner / Management Company to replace the faulty component.

4 Emergency Plan

4.1 Potential flood and maintenance indicators:

- Manholes or inspections chambers overflowing
- Gullies overflowing or ponding
- Channel drains overflowing or ponding
- Other visual indicators of the drainage system not performing as it should

4.2 Should any of the items above occur then immediate action as outlined below should be undertaken:

- Inspect for blockages in the problem area

- Should the problem not be identified via an initial inspection:
 - For unadopted onsite drainage the Management Company should appoint a suitable drainage engineer to inspect and survey the system and jet any blockages
 - For adopted onsite drainage the relevant statutory undertaker should be alerted
 - Where it is suspected that there is a problem with the downstream drainage network the Owner or relevant statutory undertaker of that system should be alerted