

16 Appendix G – Maintenance Schedules



Title: SuDS Maintenance Schedule
Project 24305 Chickenhall Lane
Date: 25th November 2024

1.0 Introduction

- 1.1.1 Jubb have been appointed by Highwood Homes to produce a Sustainable Drainage Systems (SuDS) Maintenance and Management technical note to satisfy the outstanding planning conditions for the proposed development on Chickenhall Lane.

2.0 SuDS Features

- 2.1.1 SuDS drainage networks are designed to prevent flooding of a site, whilst providing water quality benefits and amenity value.
- 2.1.2 SuDS and other proposed drainage infrastructure within the site as shown in the proposed drainage strategy include:
- Gully drains
 - Manholes
 - Pipes
 - Raingardens
 - French Drains
 - Permeable Paving
 - Hydrobrake
 - Swales

3.0 SuDS Management & Ownership

- 3.1.1 All drainage infrastructure to be constructed as part of the proposed site will be privately owned and not adopted by the local water authority Southern Water.
- 3.1.2 All drainage features will be managed and maintained privately by the client either through an internal maintenance team or an external site management company.
- 3.1.3 As the scheme is progressed management and maintenance practices for taking care of the SuDS/drainage infrastructure will be constantly reviewed and updated with a final confirmed plan to be detailed at the completion of the construction.

4.0 SuDS Maintenance

General Requirements

Regular Maintenance	Frequency
Litter Collect all litter or other debris and remove from site at each site visit.	Monthly or when deemed necessary
Grass maintenance Amenity Grass – Mow all grass verges, paths and amenity grass at 35-50mm with 75mm max. All cuttings to remain in situ.	Monthly or when deemed necessary
Flood Routes Make visual inspection of proposed overland flow routes. Check that the route is not obstructed by rubbish, new features etc. Remove obstructions as necessary.	Monthly

Gullies, Manholes

Regular Maintenance	Frequency
Gully Inlets Inspect physical structure of gully removing surface obstructions and silt as necessary. Check there is no physical damage.	Monthly
Silt Trap, Inspection chambers Remove cover and inspect ensuring water is flowing freely and that the existing route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn in which silt build up is more likely to occur.	Annually
Reactive Maintenance	Frequency
Replace gully grating and manhole if physical damage has occurred. If a blockage in the drainage system occurs rod the necessary region within the system to ensure the blockage is removed.	As required

Hydrobrake

Regular Maintenance	Frequency
Inspection Chamber Remove cover to inspect and note any high-water levels, re-inspect 24hrs later to evaluate reduction of water levels. Inspect ensuring that water is flowing appropriately through the flow control device and there are no obstructions to the flow of water immediately upstream or within the device. Remove debris and silt where necessary.	Monthly or following severe storms, within first year. Monthly for 3 months, then every 6 months.
Reactive Maintenance	Frequency
If a blockage within the hydrobrake unit occurs, it will need to be either jetted or replaced depending on the severity of the blockage.	As required

Permeable Paving

Regular Maintenance	Frequency
Surface Protection Remove litter and debris. Brush or suction sweep surface to remove silt build up and replace grit as required	Monthly Annually
Bedding Replacement Lift blocks and remove bedding material. Clean geotextile and replace bedding material with new silt-free granular material.	Every 10 years or as required
Reactive Maintenance	Frequency
Brush or suction sweep to remove any materials left on surface. Lift and re-bed blocks where movement has occurred. In case of settlement, full reconstruction and compaction of sub-base may be required. Sub-grade should be checked to washout of fines.	As required

Grassed Swales

Regular Maintenance	Frequency
Vegetation Management Cut grass – to retain grass height within specified design range. Manage other vegetation and remove nuisance plants. Inspect vegetation coverage.	Monthly Monthly at start, then as required Monthly for 6 months, quarterly for 2 years, then half yearly
Blockages/ Silt Accumulation Inspect inlets, outlets and overflows for blockages, and clear if required. Inspect inlets and swale surface for silt accumulation, establish appropriate silt removal frequencies	Monthly Half yearly
Reactive Maintenance	Frequency
Reseed areas of poor vegetation growth and alter plant types to better suit conditions if required. Relevel uneven surfaces and reinstate design levels. Remove build-up of sediment against check dams and inlets/outlets. Remove and dispose of oils or petrol residues using safe standard practices.	As required

Catch Pit

Regular Maintenance	Frequency
Silt Trap, Inspection chambers Open cover to inspect level of silt present, where required remove the excess silt.	Monthly within first year, annually thereafter
Reactive Maintenance	Frequency
If the level of silt is above the level of the pipes it may be necessary to mechanically extract the silt and jets the drains both upstream and downstream to ensure continued performance.	As required

French Drain

Regular Maintenance	Frequency
Debris removal and surface maintenance	
Cut grass – to retain grass height within specified design range.	Monthly
Remove debris from surface	Monthly at start, then as required
Blockages/ Silt Accumulation	
Inspect inlets, outlets for blockages, and clear if required.	Half yearly
Remove silt from upstream catchpits	
Jet carrier drain	Half yearly
Remove and replace geomembrane and wash or replace filtration medium	Every 5 years Every 10 years
Reactive Maintenance	Frequency
Remove build-up of sediment at inlets/outlets.	As required
Jet carrier drain to clear perforations	As required

Bio-retention Areas / Raingardens

Regular Maintenance	Frequency
Remove debris, litter and weeds	Quarterly
Inspect surface for infiltration, ponding/siltation	Quarterly
Inspect perforated pipe drainage	Annually (after rain)
Maintain planting and replace where required	Annually (during growing season)
Remove sediment	Annually or as required
Reactive Maintenance	Frequency
Replace planting and filter medium as required	
Relevel uneven surfaces and reinstate design levels	As required