

Maintenance Regime

Detailed scheme for the ownership and scheduled maintenance

Surface Water Sewers

The principle means of surface water disposal from the development is by way of pipes, basins and swales.

Quarterly (by householders)

A system of regular inspections should be established, initially these inspections should be carried out in October and March, however, this may be modified to suit observations over time. Items to be observed and cleared are high levels of grit, leaves and other such detritus. The main aim of these inspections will be to prevent siltation of the system, which, if allowed to develop will reduce the effectiveness of the system.

The following elements should be inspected and cleaned as part of this preventative routine:

Chambers

Road gullies

Linear drainage channels/gullies located within communal areas.

Ponds/Swales

Ponds/ swales are to be maintained by either a Management Company or the highway authority. Their maintenance regime shall be as follows: -

- Inspections to identify any areas not operating correctly, eroded areas, pollution, blocked outlets, standing water, and reinstate design levels, repair eroded or damaged areas by returfing or reseeded.
- Collect and remove from site all extraneous rubbish that is detrimental to the operation or detract from the appearance of the site, including paper, bottles, cans and similar debris.
- Maintain grass height at no less than 100mm. Ensure that soil and grass does not become compacted. Do not cut during periods of drought or when ground conditions or grass is wet.
- Maintenance of the pond is to be carried out in the vicinity of the inlets and outlets, monthly during growing seasons, and at least once every two months within the remainder of the pond, or else as required.
- Maintenance of the swales are to be carried out monthly during growing seasons, or else as required.
- Remove sediment as it builds up, ensuring that design storage volumes are not reduced by more than 10%.
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Headwalls

Headwalls are to be maintained by either a Management Company or adopting authority. Their maintenance regime shall be as follows: -

Initially the headwalls shall be inspected on a monthly basis. All extraneous material such as litter and rubble be removed and cleared. After this initial three months the Headwalls themselves are to be checked for structural integrity on a six monthly inspection and any issues made good as per the original design drawings. Ensure water flows freely by removal of vegetation and siltation as necessary.