RTW CONSTRUCTION AND DEVELOPMENTS LTD – HOMES FARM, DEEPING ST NICHOLAS

Responsibilities

A summary of the drainage features included on the site are as follows:

Location	***Description***	***Responsible Party***
Private drainage (Within individual plot boundaries)	Traditional building drainage including chambers, linear drains, pipework, permeable paving and water butts.	Individual plot owners
Private drainage (Underneath shared area's such as private road)	Pipework, linear drains, permeable paving and geocellular attenuation tanks.	3rd party management company (MANCO)
Highway drainage ***(Within highway land next to the road)***	Gullies and gully connections, filter trench and underdrain.	LCC Highway Authority
Pond / Basin (Within private land)	Headwalls and drainage function ONLY below the 1 in 100yr +40% CC water level. Grass cutting, cleaning to be the MANCO responsibilities.	Anglian water
Public / Adoptable sewers (Within the highway and private land)	Chambers, flow control chamber, pipework	Anglian water

Maintenance activities should be undertaken by the nominated party.

Inspections should be recorded, and reviews should occur regularly to ensure that the frequency and scope of the activities remains suitable.

Maintenance

- ***Building Drainage***

  Gravity systems will require 'standard' maintenance including clearing blockages, checking manholes.

  There are no specific maintenance requirements detailed within Building Regulations for standard building drainage.

  We consider that the building maintenance should be maintained in accordance with the following guidance.

Routine Maintenance (typically monthly):

Maintenance Activity	Comments	Frequency
Litter and debris removal		Monthly
Inspect drainage features for evidence of poor operation		Monthly

Occasional Maintenance (typically every 6 months):

Maintenance Activity	Comments	Frequency
Inspect sump and pre-treatment components for silt accumulation	Includes visual inspection upstream manholes within access road.	6 monthly

Annual Activities:

Maintenance Activity	Comments	Frequency
Remove sediment from catchpit sumps	Remove accumulated silt with suction tanker when 50% full.	Annual/as required

Infrequent/Corrective Activities:

Maintenance Activity	Comments	Frequency
Repair/rehabilitation of inlets and outlets.		As required

- ***Attenuation basin***

  Maintenance of detention basin should be in accordance with the recommendations of Section 22.12 and Table 22.1 of The SuDS Manual which are detailed below.

TABLE 22.1 Operation and maintenance requirements for detention basins

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Remove litter and debris	Monthly
	Cut grass – for spillways and access routes	Monthly (during growing season), or as required
	Cut grass – meadow grass in and around basin	Half yearly (spring – before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
	Inspect inlets, outlets and overflows for blockages, and clear if required.	Monthly
	Inspect banksides, structures, pipework etc for evidence of physical damage	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Monthly (for first year), then annually or as required
	Check any penstocks and other mechanical devices	Annually
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from inlets, outlet and forebay	Annually (or as required)
	Manage wetland plants in outlet pool – where provided	Annually (as set out in Chapter 23)
Occasional maintenance	Reseed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	Every 2 years, or as required
	Remove sediment from inlets, outlets, forebay and main basin when required	Every 5 years, or as required (likely to be minimal requirements where effective upstream source control is provided)
Remedial actions	Repair erosion or other damage by reseeding or re-turfing	As required
	Realignment of rip-rap	As required
	Repair/rehabilitation of inlets, outlets and overflows	As required
	Relevel uneven surfaces and reinstate design levels	As required

- ***Control Chamber***

  There are no specific maintenance requirements for the control chamber and hydro-brake as it has no moving parts. We consider that the hydro-brake chamber should be maintained in accordance with the following guidance.

Routine Maintenance (typically monthly):

Maintenance Activity	Comments	Frequency
Litter and debris removal		Monthly
Inspect structures for evidence of poor operation		Monthly

Occasional Maintenance (typically every 6 months):

Maintenance Activity	Comments	Frequency
Inspect sump and pre-treatment components for silt accumulation	Includes visual inspection upstream manholes within access road.	6 monthly
Check mechanical devices within control chambers	Includes inspection of Hydro-brake for signs of damage	6 monthly

Annual Activities:

Maintenance Activity	Comments	Frequency
Remove sediment from sump	Remove accumulated silt with suction tanker when 50% full.	Annual/as required

Infrequent/Corrective Activities:

Maintenance Activity	Comments	Frequency
Repair/rehabilitation of inlets and outlets.		As required

- ***Filter Drains***

  Maintenance of the filter drains should be in accordance with as recommended in Section 16.12 of The SuDS Manual the maintenance activities for storage tanks should include:

TABLE 16.1 Operation and maintenance requirements for filter drains

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Remove litter (including leaf litter) and debris from filter drain surface, access chambers and pre-treatment devices	Monthly (or as required)
	Inspect filter drain surface, inlet/outlet pipework and control systems for blockages, clogging, standing water and structural damage	Monthly
	Inspect pre-treatment systems, inlets and perforated pipework for silt accumulation, and establish appropriate silt removal frequencies	Six monthly
	Remove sediment from pre-treatment devices	Six monthly, or as required
Occasional maintenance	Remove or control tree roots where they are encroaching the sides of the filter drain, using recommended methods (eg NJUG, 2007 or BS 3998:2010)	As required
	At locations with high pollution loads, remove surface geotextile and replace, and wash or replace overlying filter medium	Five yearly, or as required
	Clear perforated pipework of blockages	As required

We consider that the above tasks and schedules will ensure that the drainage is maintained for the lifetime of the development.

Prepared On Behalf of RTW Construction and Developments Ltd By:

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