

**Grey's Lane Lucas Lane
Hitchin**

Drainage Maintenance Requirements

The drainage will be designed in line with Building Regulations, Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England ("the Code"); as well as local SUDS guidance to ensure compliance with best practice guidance, thus minimising the maintenance requirements.

The person / authority responsible for maintenance of the drainage will depend on ownership which will vary across the site; as detailed design and adoption progresses the exact body responsible for adoption of the various surface water aspects will become clear.

Typical responsibilities are set out below:

Surface Water Maintenance

Drainage	Maintainer
Drains	Home owner
Private Sewers	Home owner / management company
Household SUDS	Home owner
Communal SUDS - private	Management company / home owner.
Adopted SUDS	SUDS Body: Local Authority / water company / other SUDS adopting body.
Adopted sewers	Water company

A detailed drainage maintenance plan will be prepared by the body responsible for maintenance once detailed design has been undertaken. This will follow the principles set out in the SUDS Manual, which are set out below:

Permeable Paving – taken from the SUDS Manual

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturers' recommendations – pay particular attention to areas where water runs onto pervious pavement from adjacent impermeable areas as this area is most likely to collect the most sediment.
Occasional Maintenance	Stabilise and mow contribution and adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly to the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements.
Remedial Actions	Remedial any landscaping which through vegetation maintenance or soil slip has been raised to within 50mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitate of surface and upper structure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly. 48h after large storms in first 6 months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

Detention Basin – taken from the SUDS Manual

Maintenance Schedule	Required Action	Typical Frequency
Detention basins would be expected to last as long as the development with appropriate maintenance.		
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
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from inlets, outlet and forebay	Annually (or as required)
	Reseed poor areas of vegetation growth	As required
Occasional Maintenance	Prune and trim any trees and remove cuttings	Every 2 years / as required
	Remove sediment from inlets, outlets and main basin when required.	Every 5 years, or as required)
Remedial Actions	Repair erosion or other damage by reseedling or re-turfing	As required
	Repair / rehabilitation of inlets, outlets and overflows	As required
	Relevel uneven surfaces and reinstate design levels	As required

Pipes

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Open any inspection chambers and remove and debris.	Annually
Remedial Actions	Remediate any damaged pipe works.	As required
Monitoring	Monitor inspection chambers	Annually

Hydrobrake

All maintenance should follow manufacturer's current guidance. As hydrobrakes include no moving parts maintenance is limited.

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Open any inspection chambers and remove any debris.	Annually
Remedial Actions	Remediate any damaged elements.	As required
Monitoring	Monitor inspection chambers	Annually

Foul Water Management

Foul water will discharge to the adopted sewer located in Gray's Lane.